

# Planning Committee

<b>Date:</b>	Wednesday, 14 January 2026
<b>Time:</b>	6.30pm
<b>Venue:</b>	St George's Centre, Pembroke, Chatham Maritime, Chatham ME4 4UH

**12 Additional Information - Presentation** (Pages 3 - 78)  
Slides shown at the Planning Committee meeting are attached for information.

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: [democratic.services@medway.gov.uk](mailto:democratic.services@medway.gov.uk)

**Date: 15 January 2026**

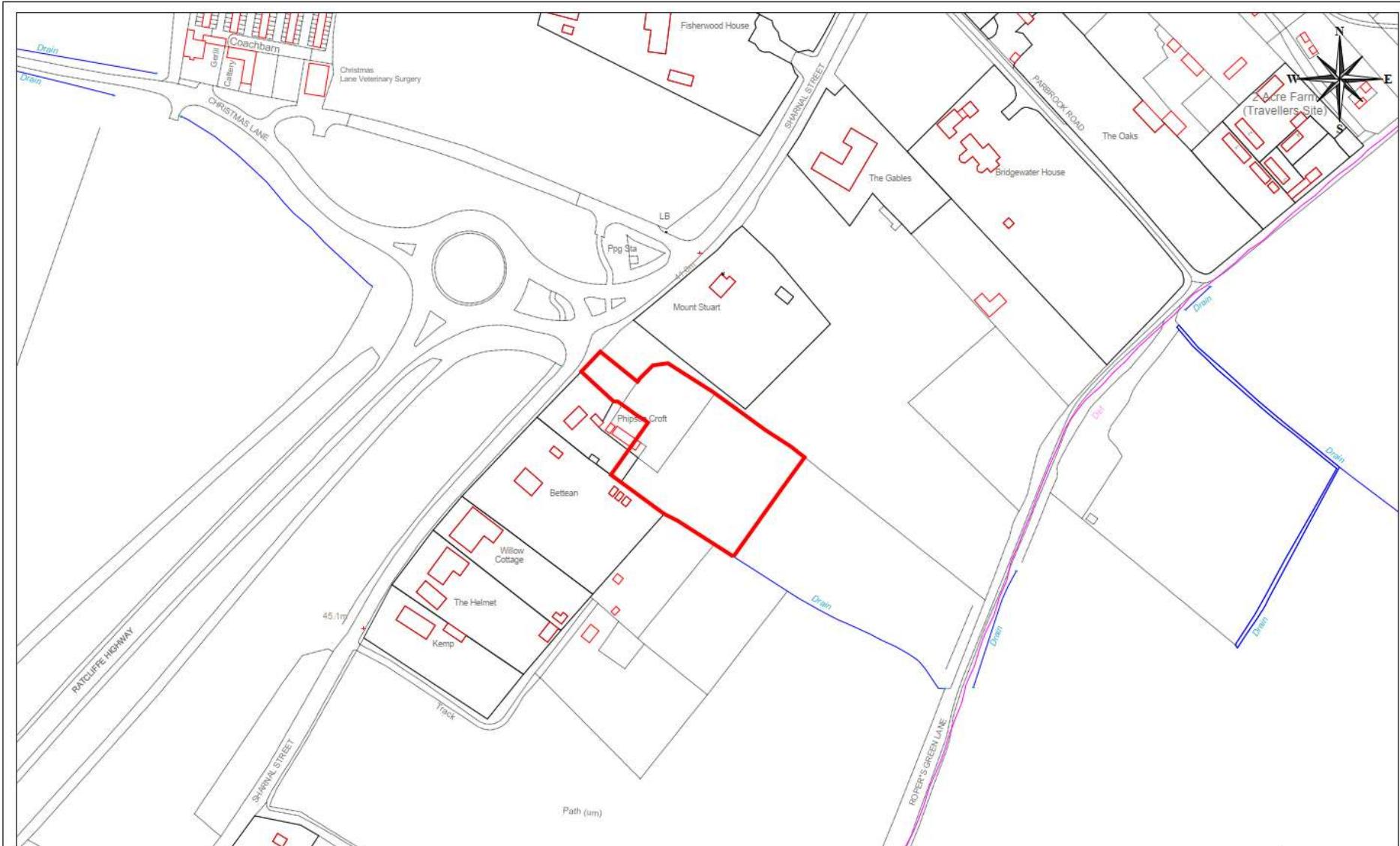
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# Planning Committee

14<sup>th</sup> January 2026

**MC/25/1687**

Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN



MC/25/1687 - Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN

- # Photographs of the Site



# Photographs of the Site

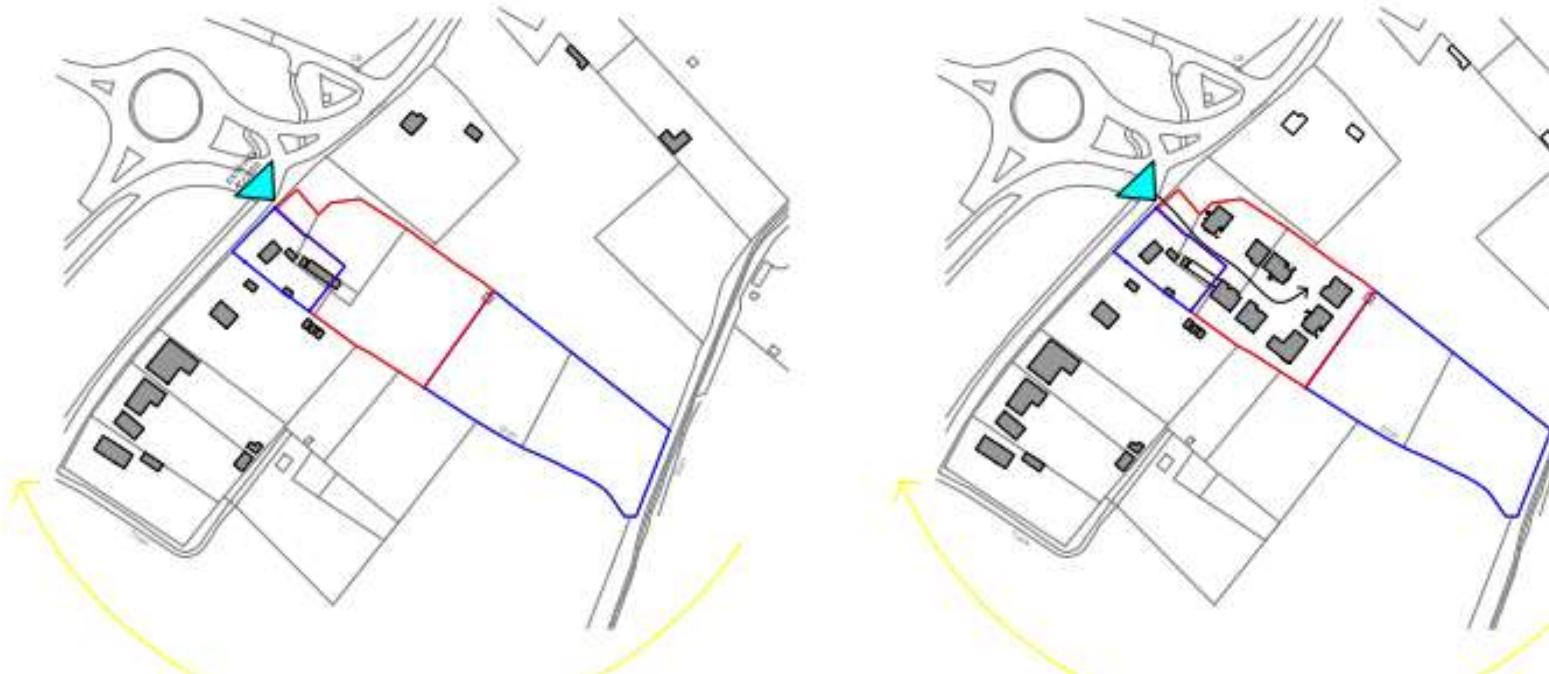


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# Photograph and Aerial View



# Existing and Proposed Pattern of Development



EXISTING PATTERN OF BUILDINGS  
1:2500

PROPOSED PATTERN OF  
DEVELOPMENT 1:2500 -  
BASED ON A FARMSTEAD LAYOUT



# Proposed Block Plan

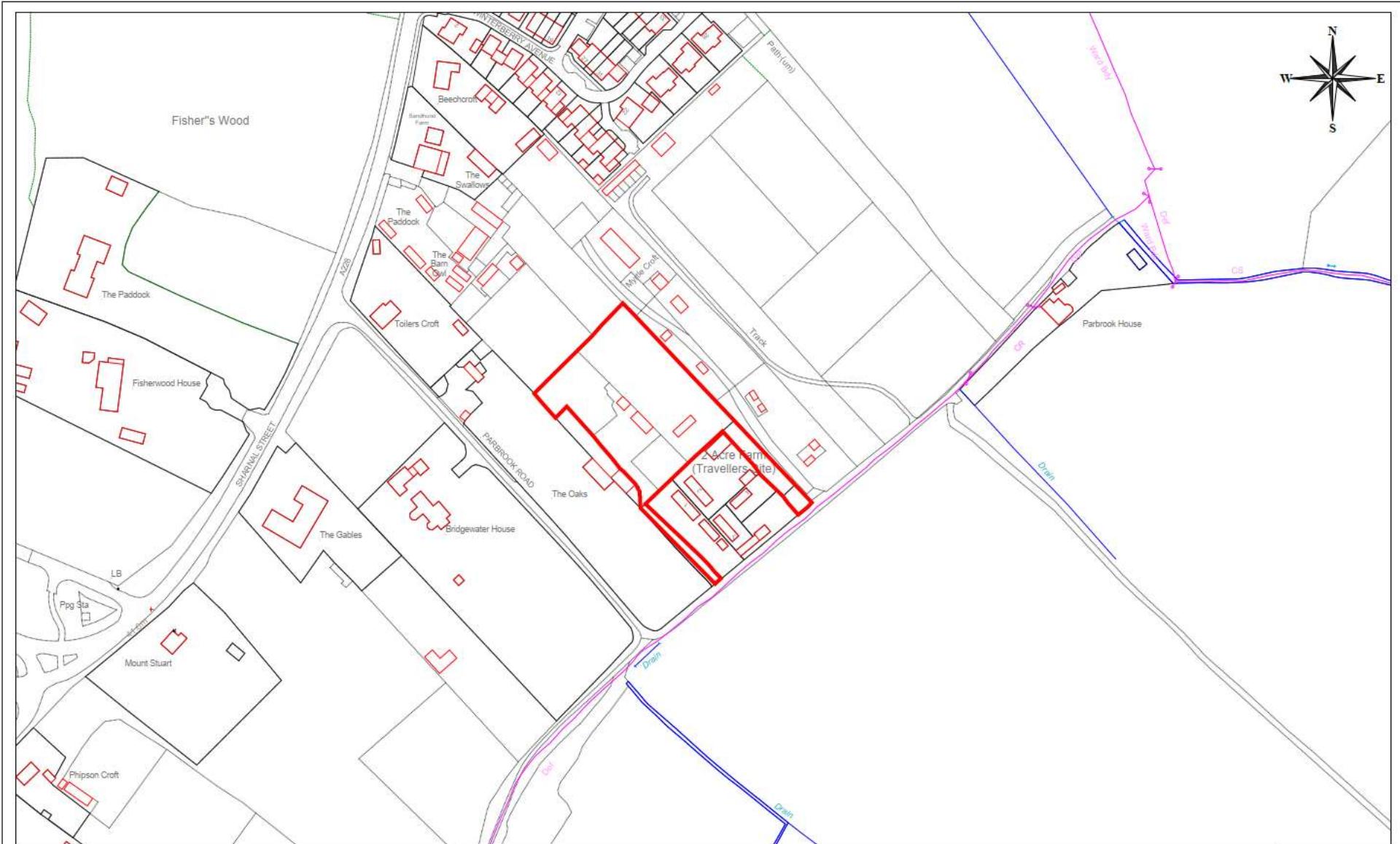


# House Types and Layout



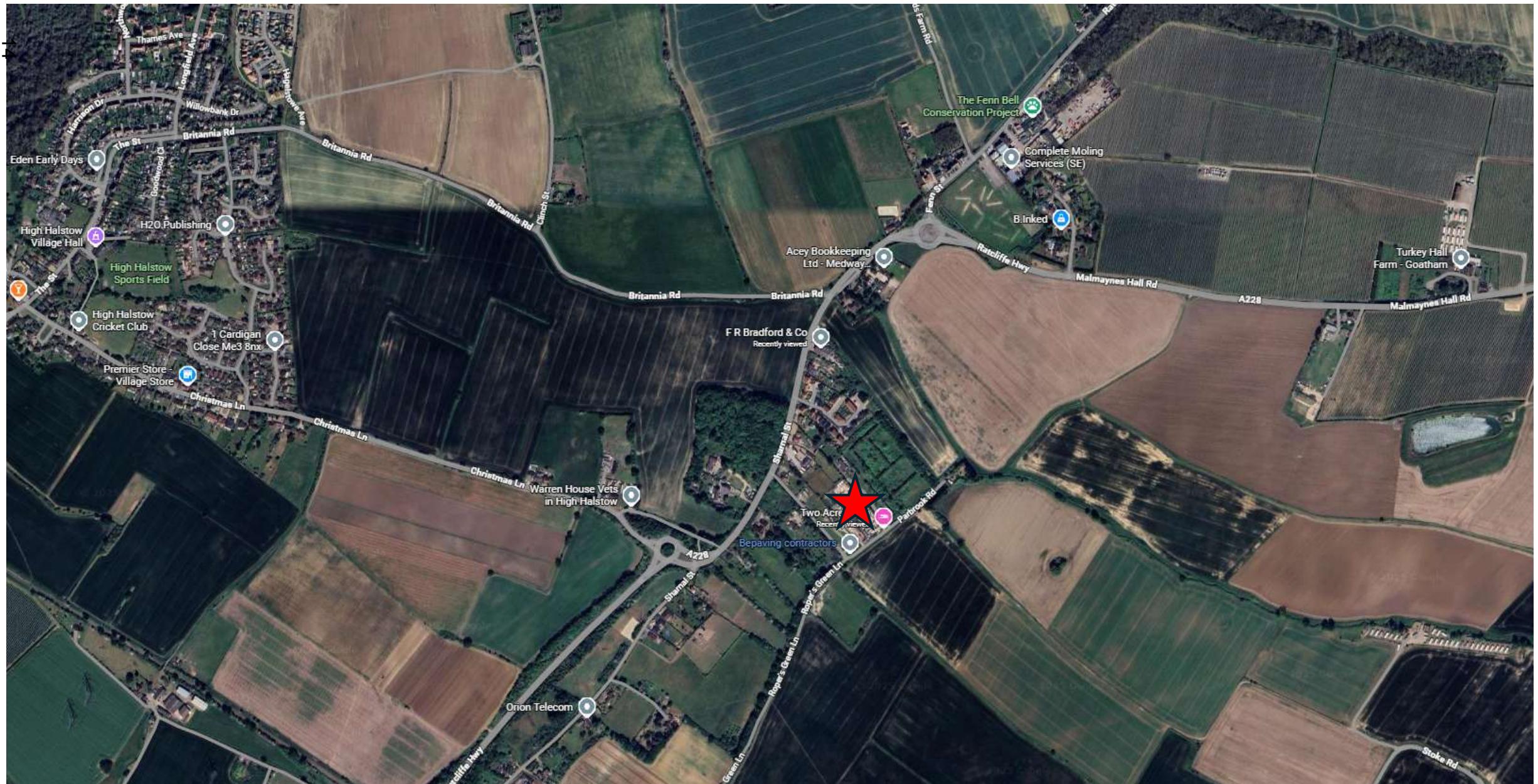
**MC/25/0937**

Two Acre Farm Ropers, Green Lane, High Halstow, Rochester, ME3  
8QP

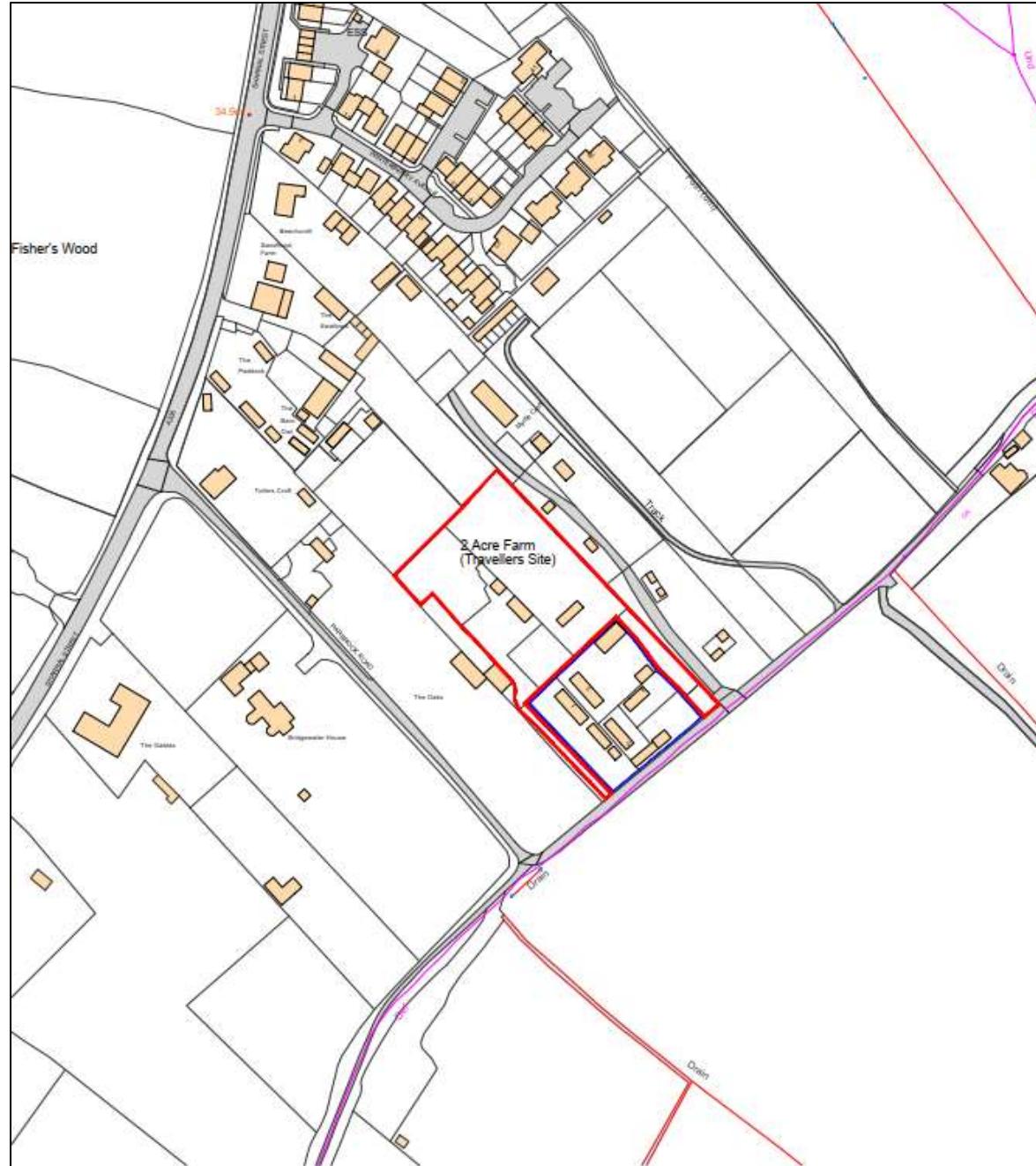


**MC/25/0937 - Two Acre Farm, Ropers Green Lane, High Halstow, Rochester, ME3 8QP**

## Site context



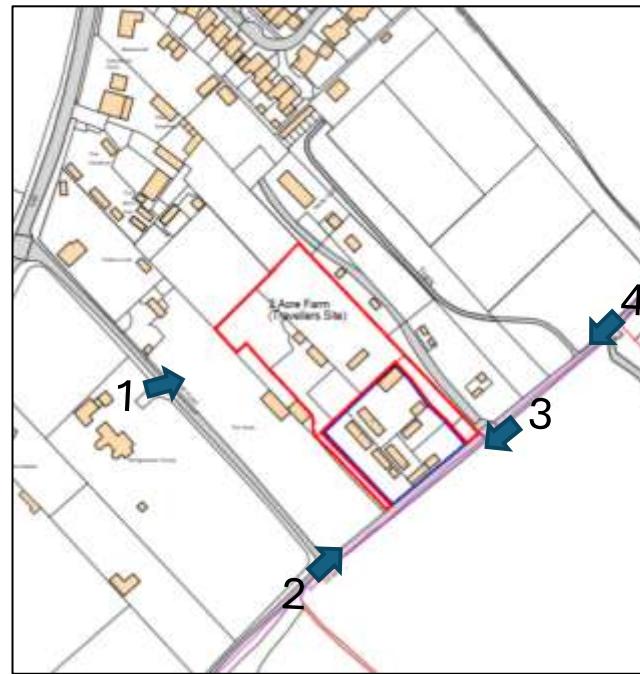
# Site location plan



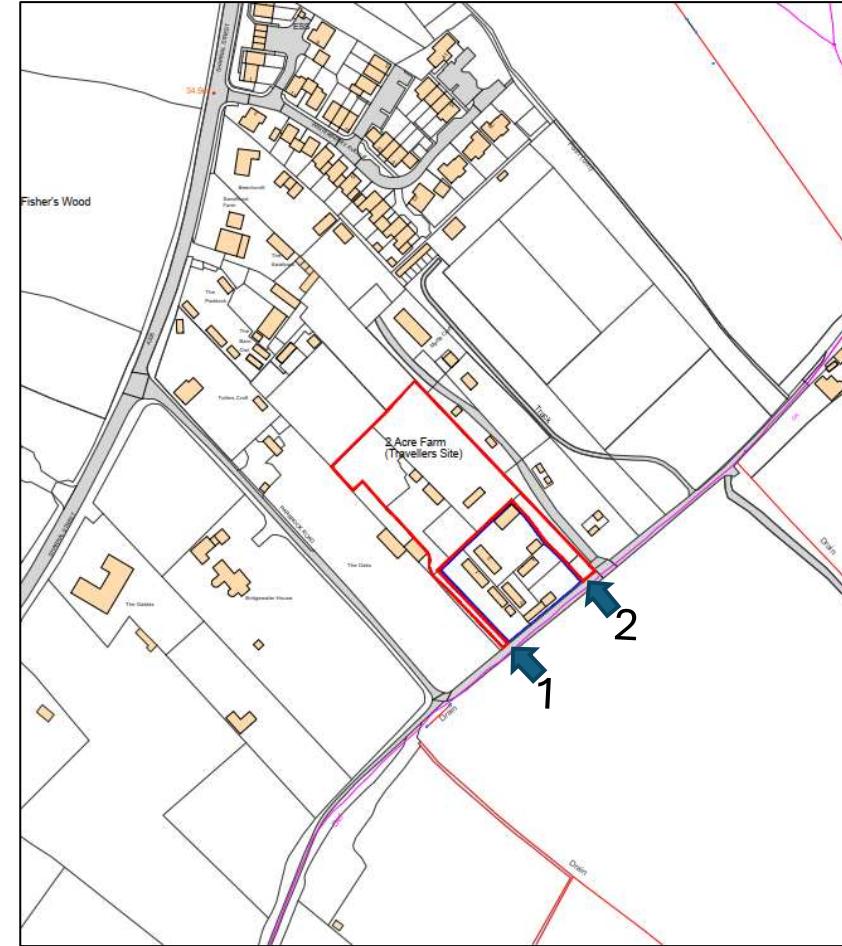
# Existing site plan



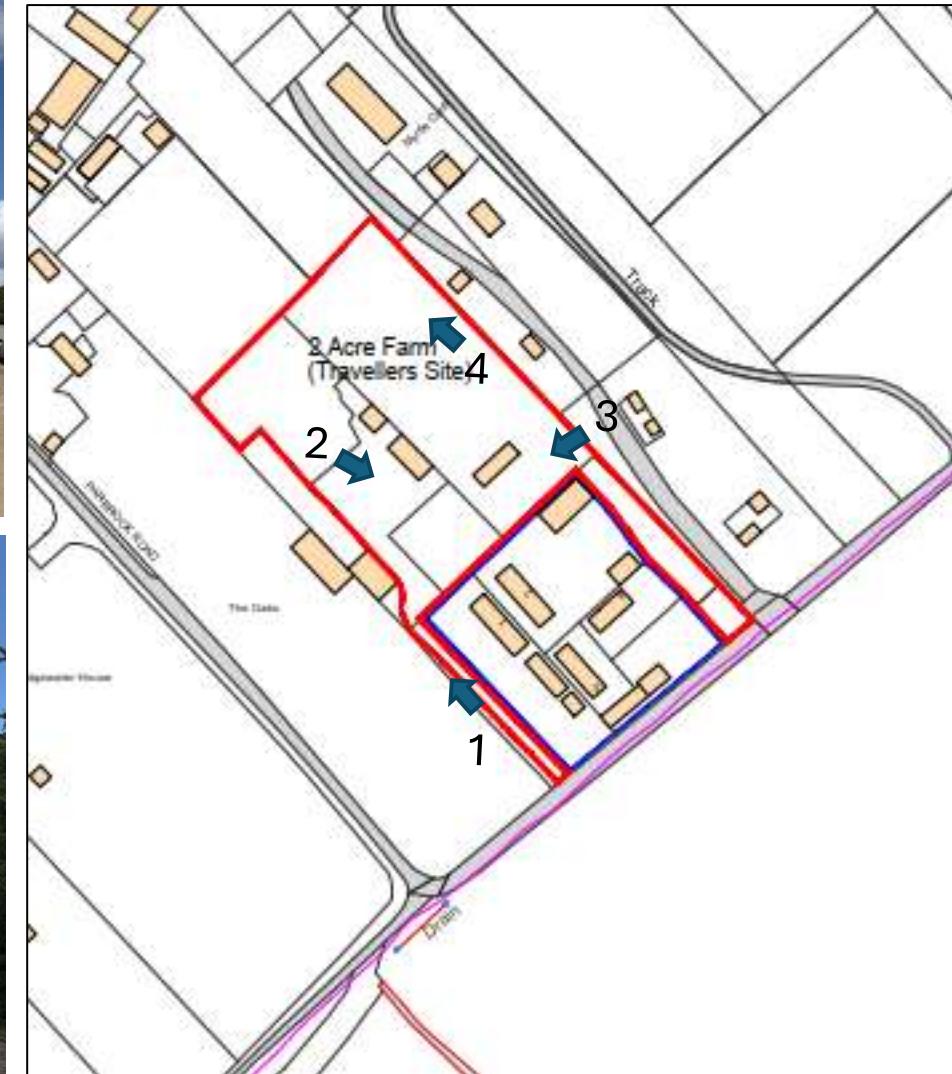
# Wider Views



# Existing access points



# Views from within the site



# Proposed site plan

20



# Proposed day room



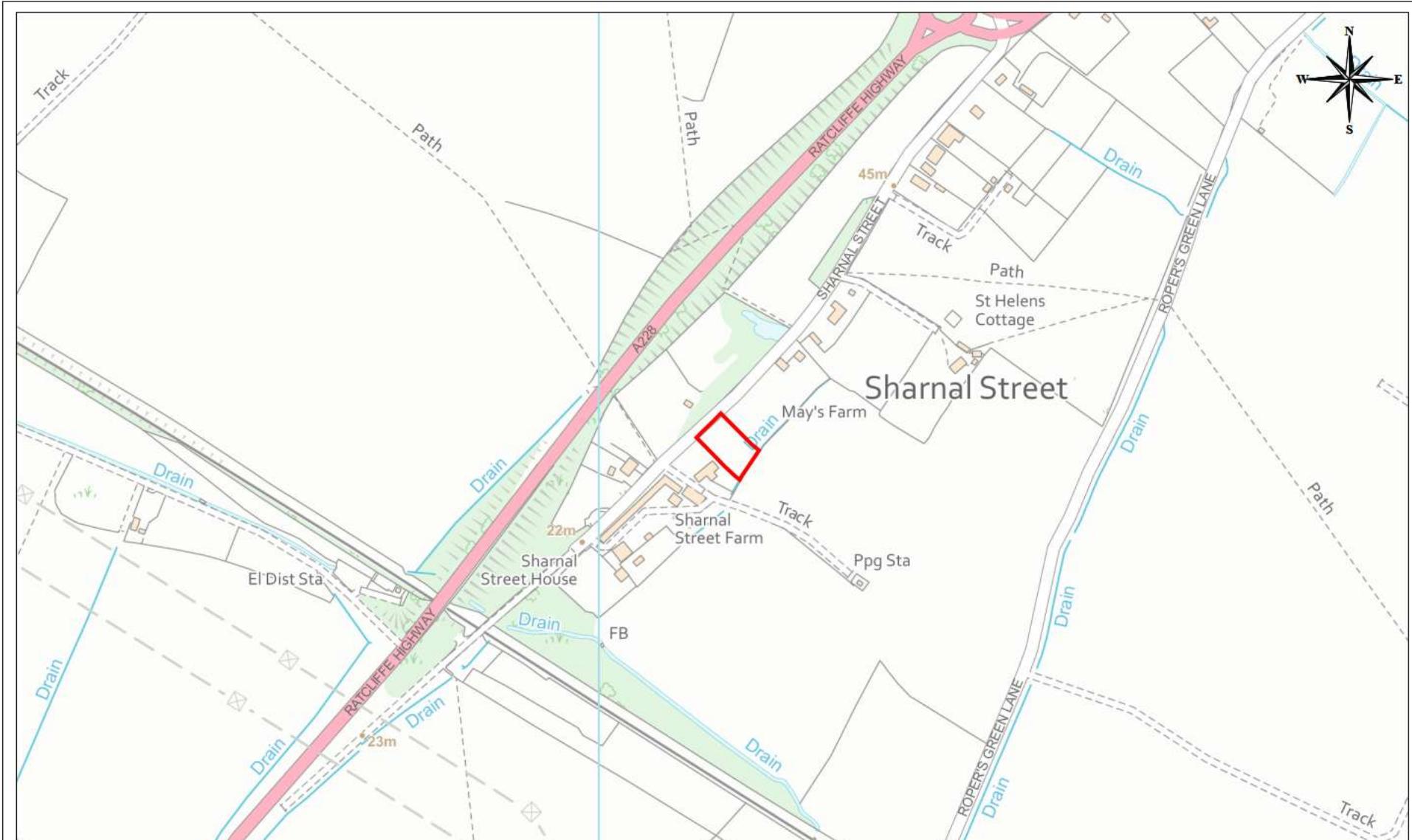
# Overview

22



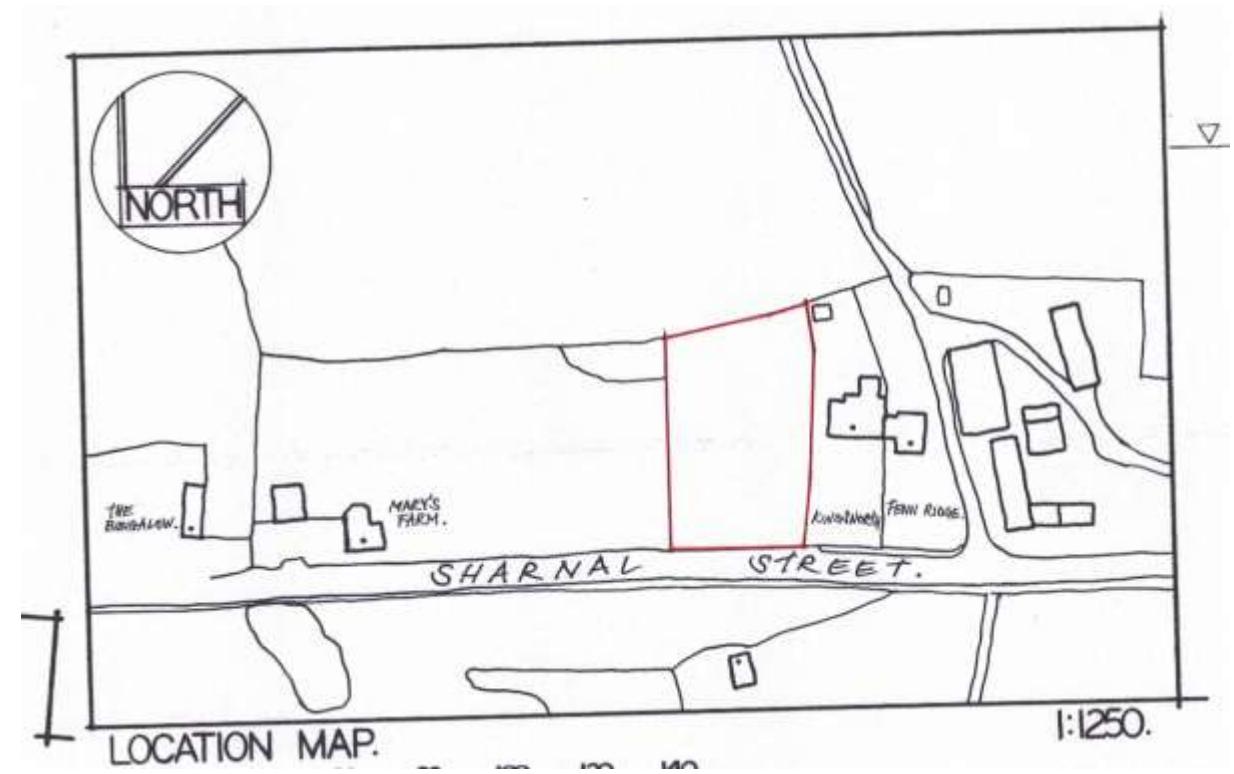
# MC/25/0484

Land Adjacent of “Kingsnorth”, Sharnal Street, High Halstow,  
Rochester, ME3 8QJ



**MC/25/0484 - Land Adjacent Of "Kingsnorth", Sharnal Street, High Halstow, Rochester, ME3 8QJ**

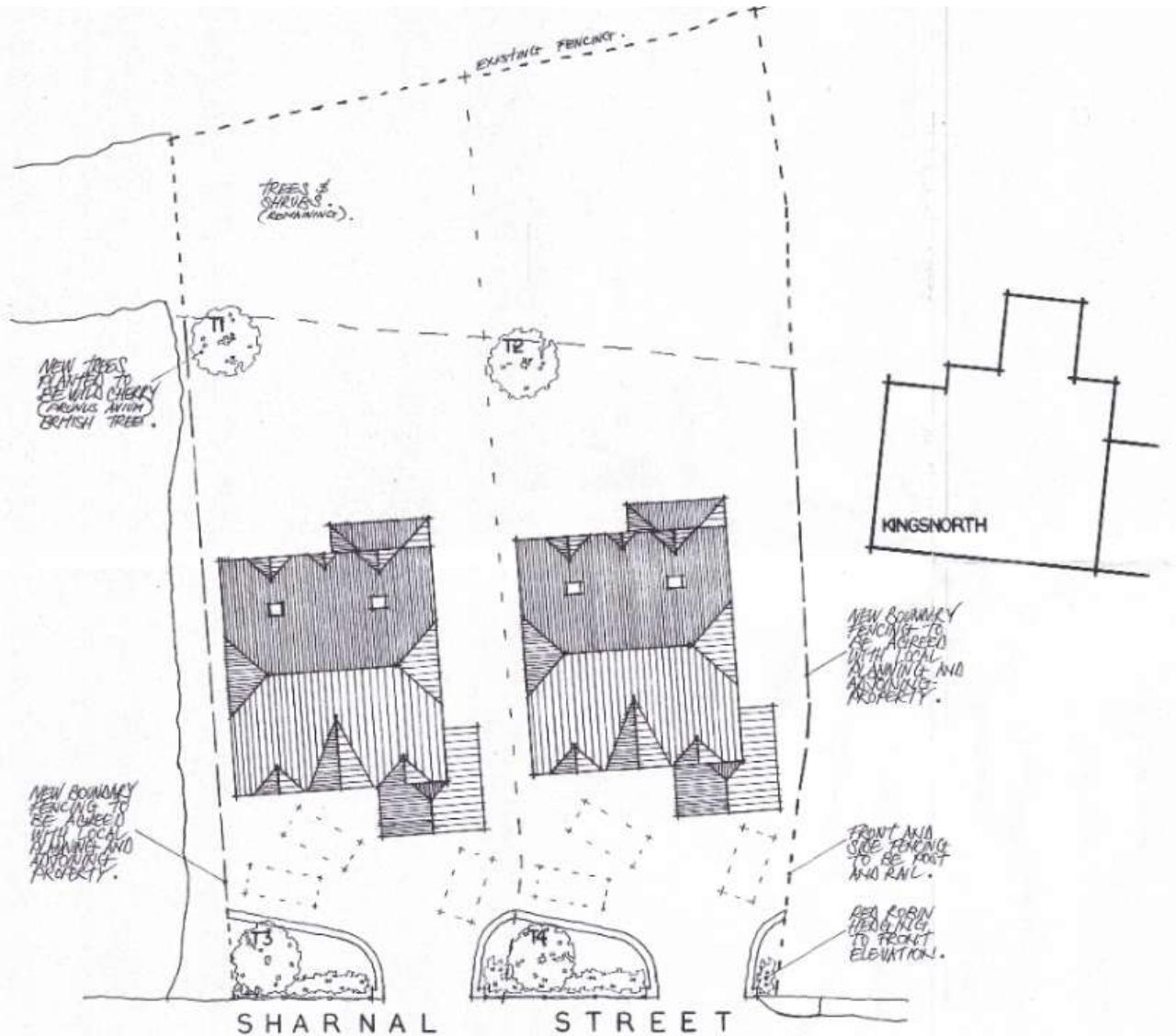
# Site Location



# Photos of the site



# Indicative Site Layout



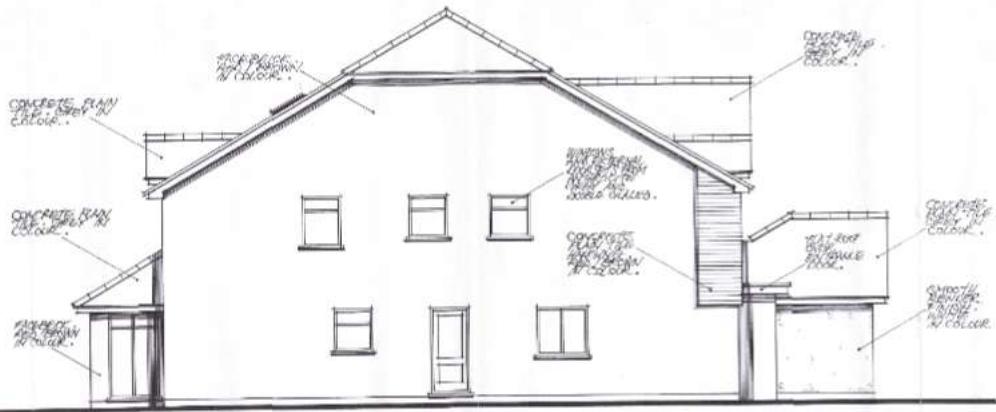
# Indicative Elevations



REAR, SOUTH EAST 1:50.



FRONT, NORTH WEST 1:50.



SIDE, NORTH EAST 1:50.



SIDE, SOUTH WEST 1:50.

# Indicative Floor Plans

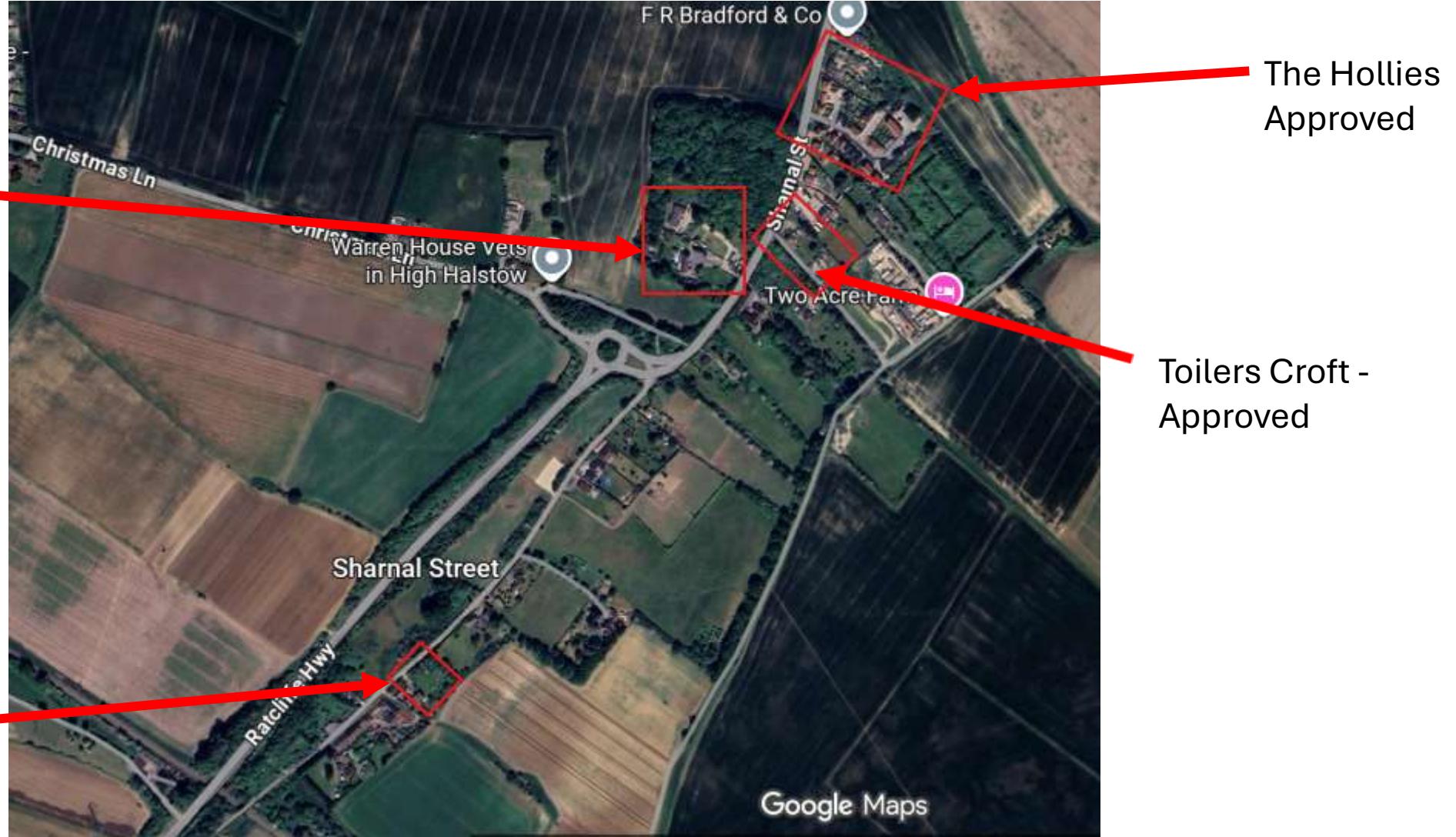


# Development patterns within the area

30

Fisher Wood  
Refused  
Appeal Upheld

Application  
site



# MC/25/0701

Land To The North Of Stoke Road And East Of Walnut Tree Grove,  
Hoo St Werburgh, ME3 9YB



**MC/25/0701 - Land To The North Of Stoke Road And East Of Walnut Tree Grove, Hoo St Werburgh, ME3 9YB**

# Site Context

## Wider



# Proposed Site Layout 1

34



## Proposed Site Layout 2



# Wider Views



# Views from Stoke Road

1



2



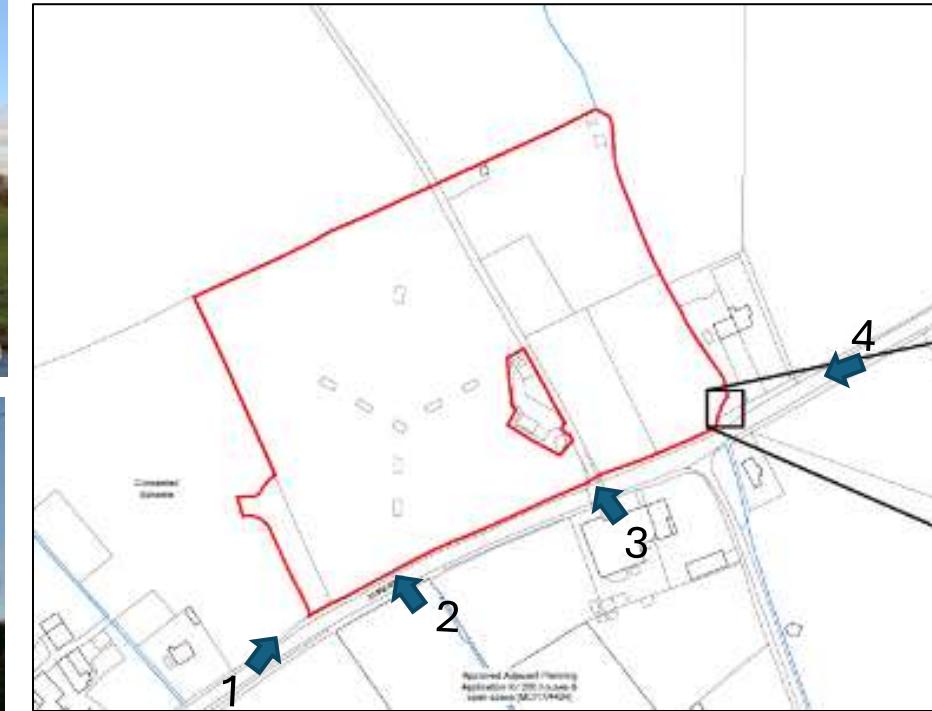
3



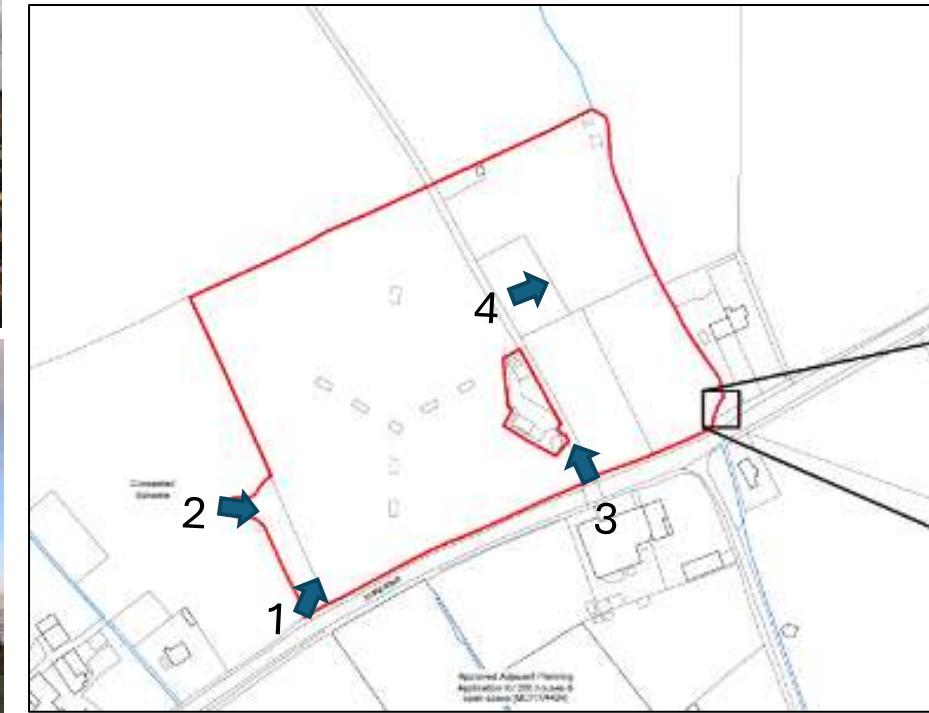
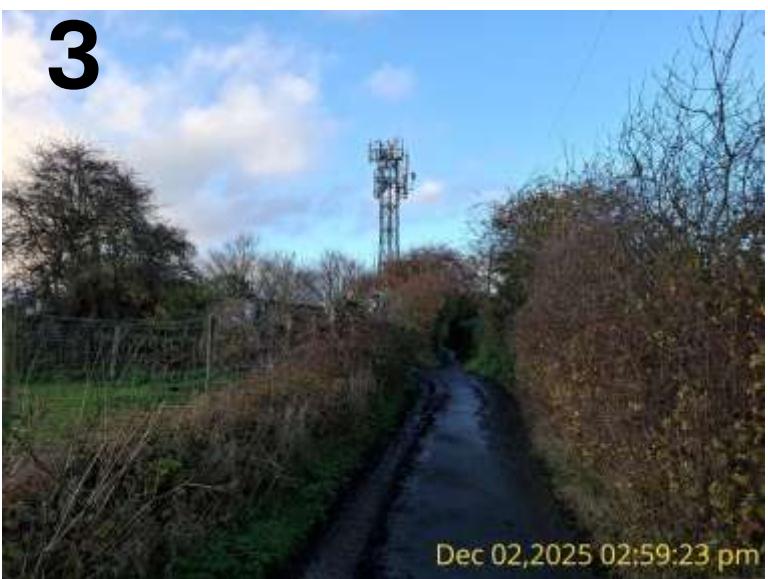
4



37



# Views looking into the site



## Distance to centre and bus stop



# Design proposals

10

-  Proposed structural planting
-  Proposed additional planting
-  Interpretation signage
-  Existing development
-  Existing trees and hedgerows
-  Existing Public Right of Way
-  Heritage feature - former anti-tank ditch
-  Retained Public Right of Way through the site



Figure 08: Development Framework (NTS)

# Design proposals

41

## Key

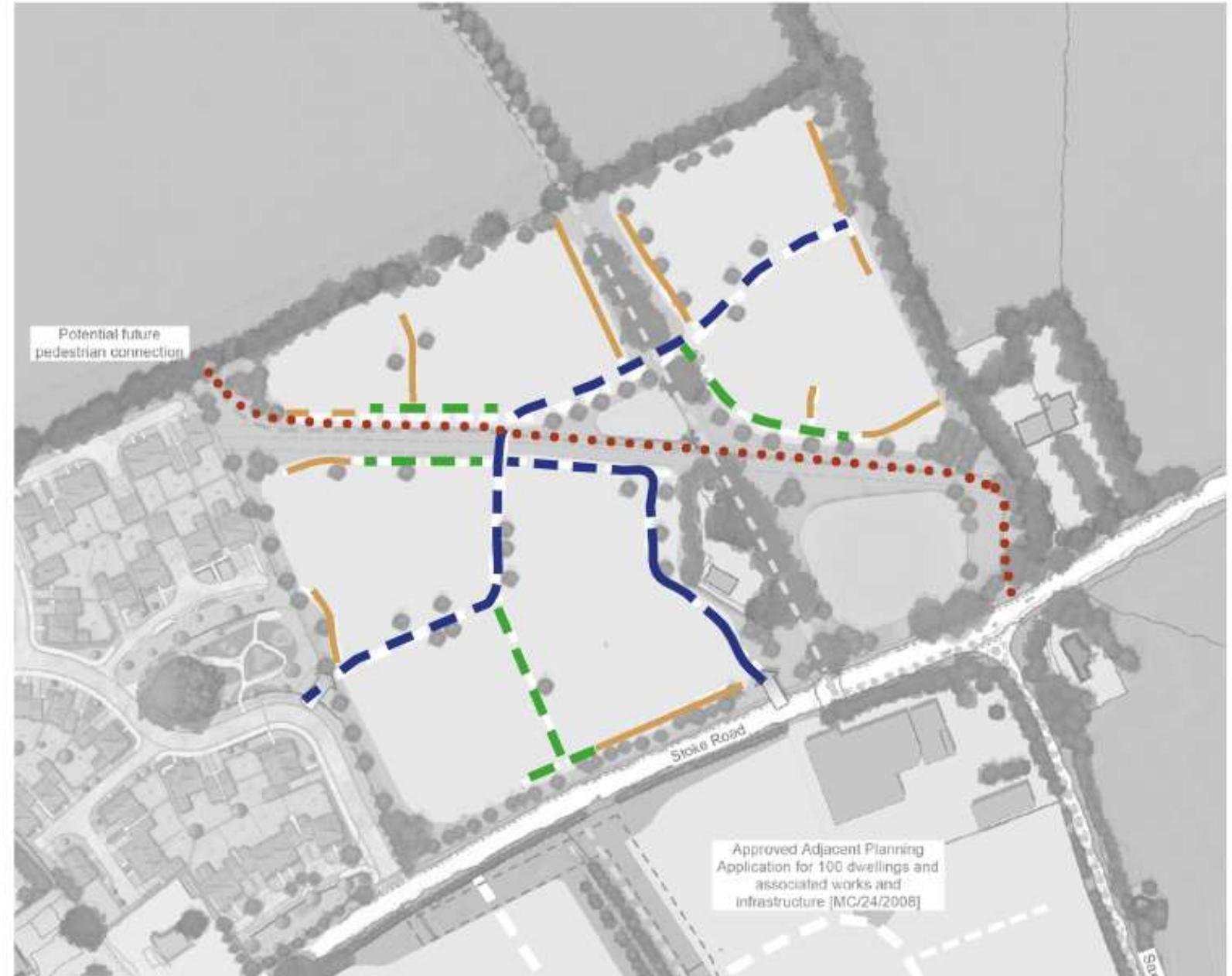
- Site Boundary
- Proposed access point
- Residential Area  
Up to 75 dwellings at 38dph
- Existing Bridleway retained and enhanced
- Archaeological site - former anti-tank ditch

Figure 09: Illustrative Masterplan - Option A



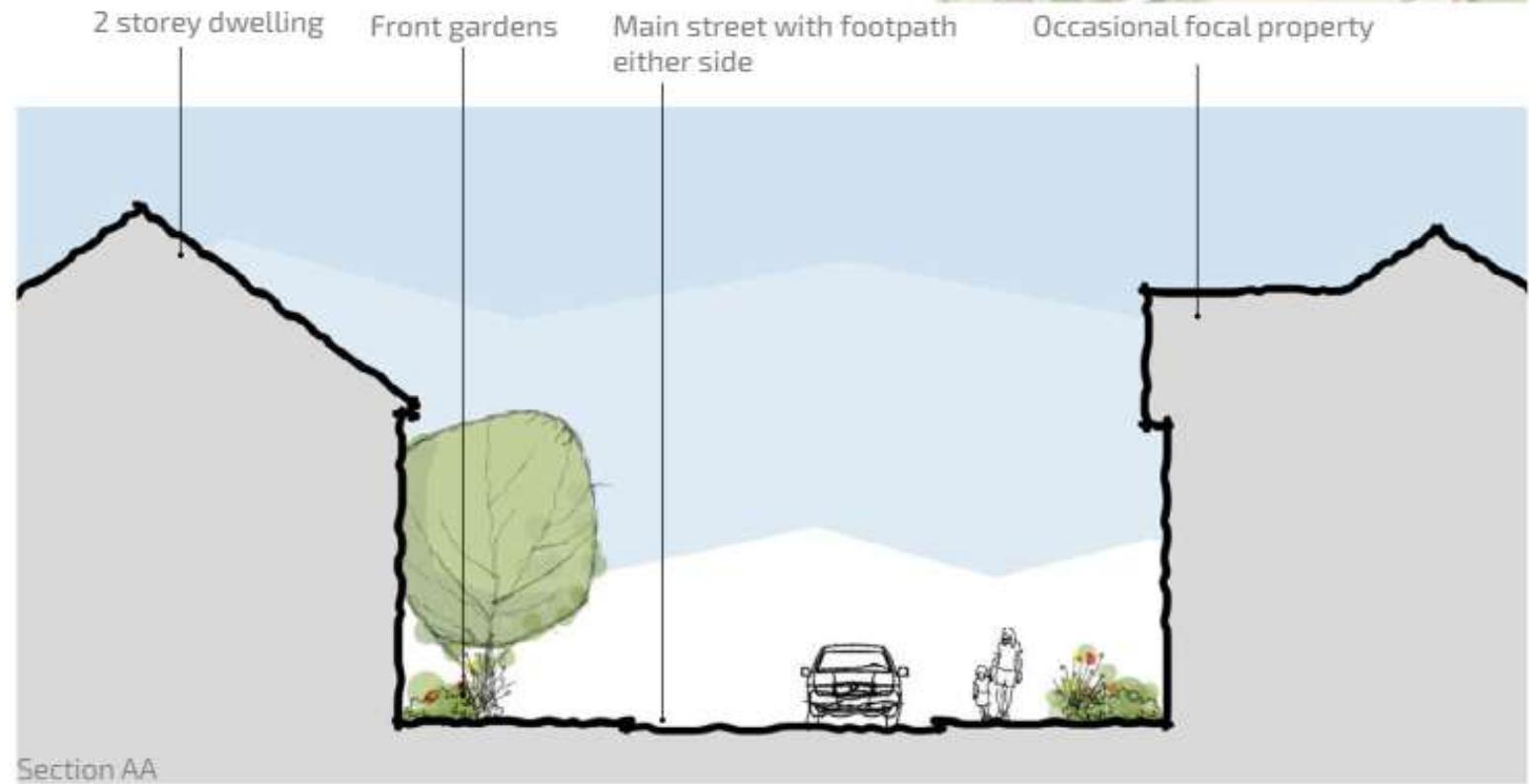
# Street hierarchy

42



# Proposed street scenes

Precedent examples



# Proposed street scenes

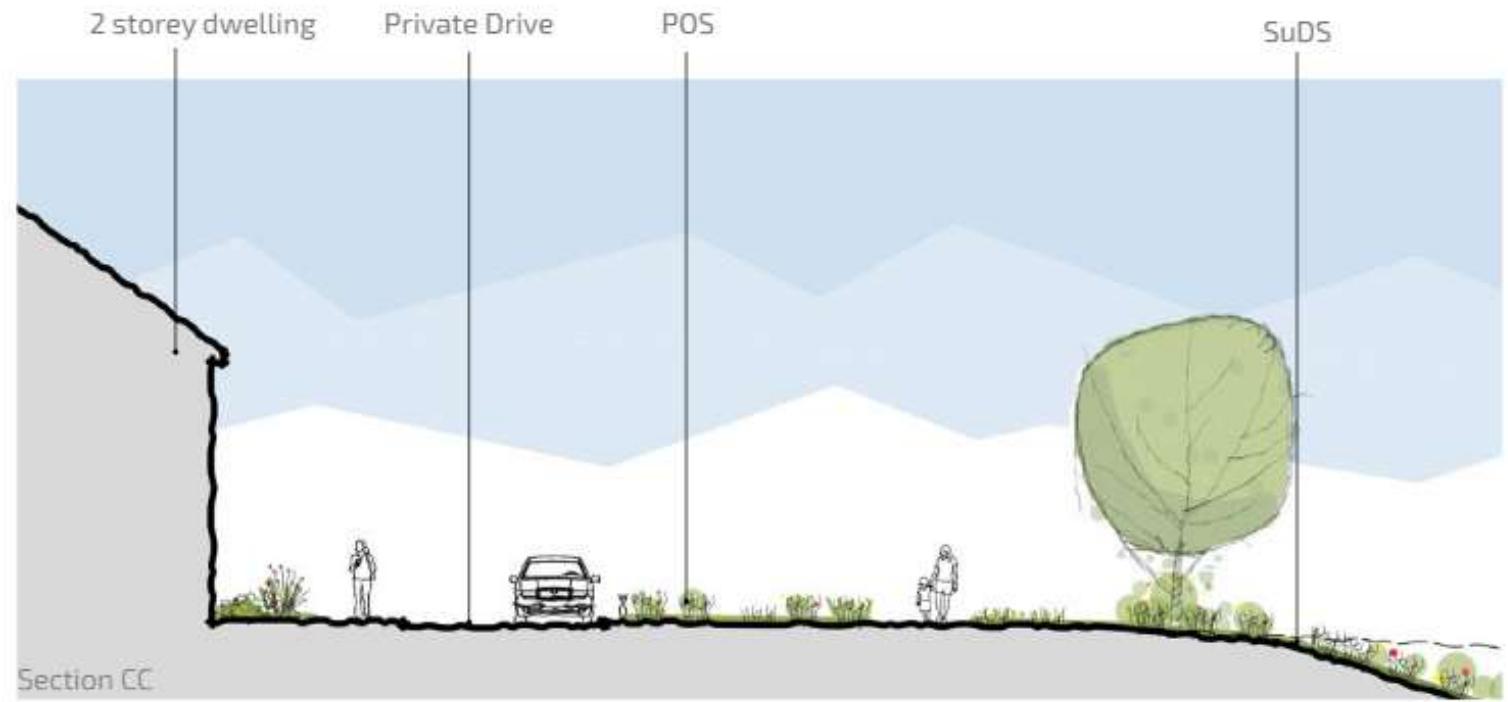
Precedent examples

4

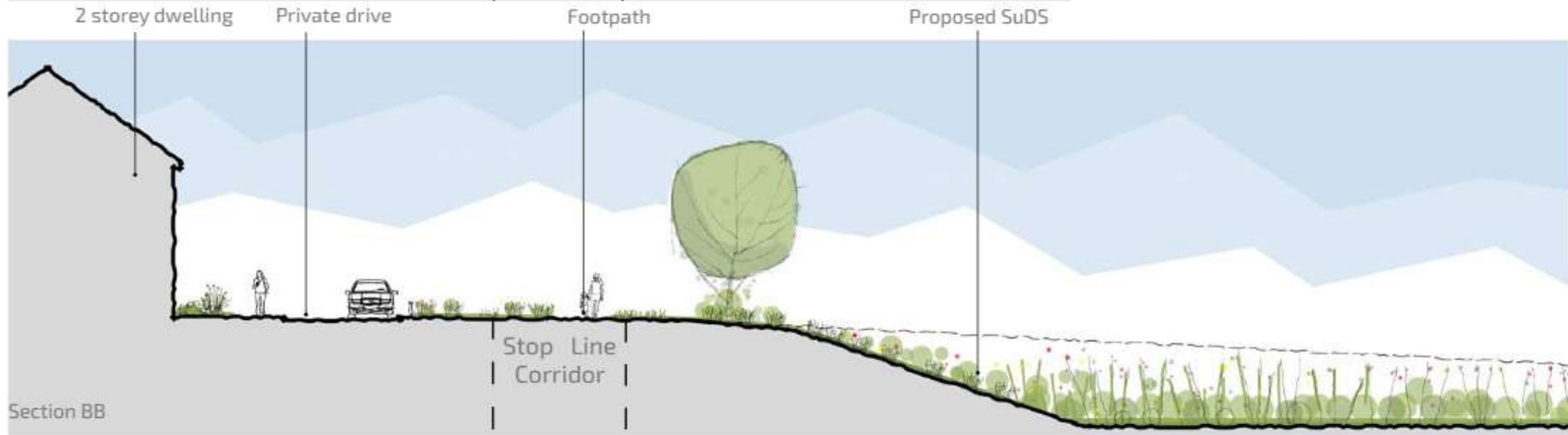
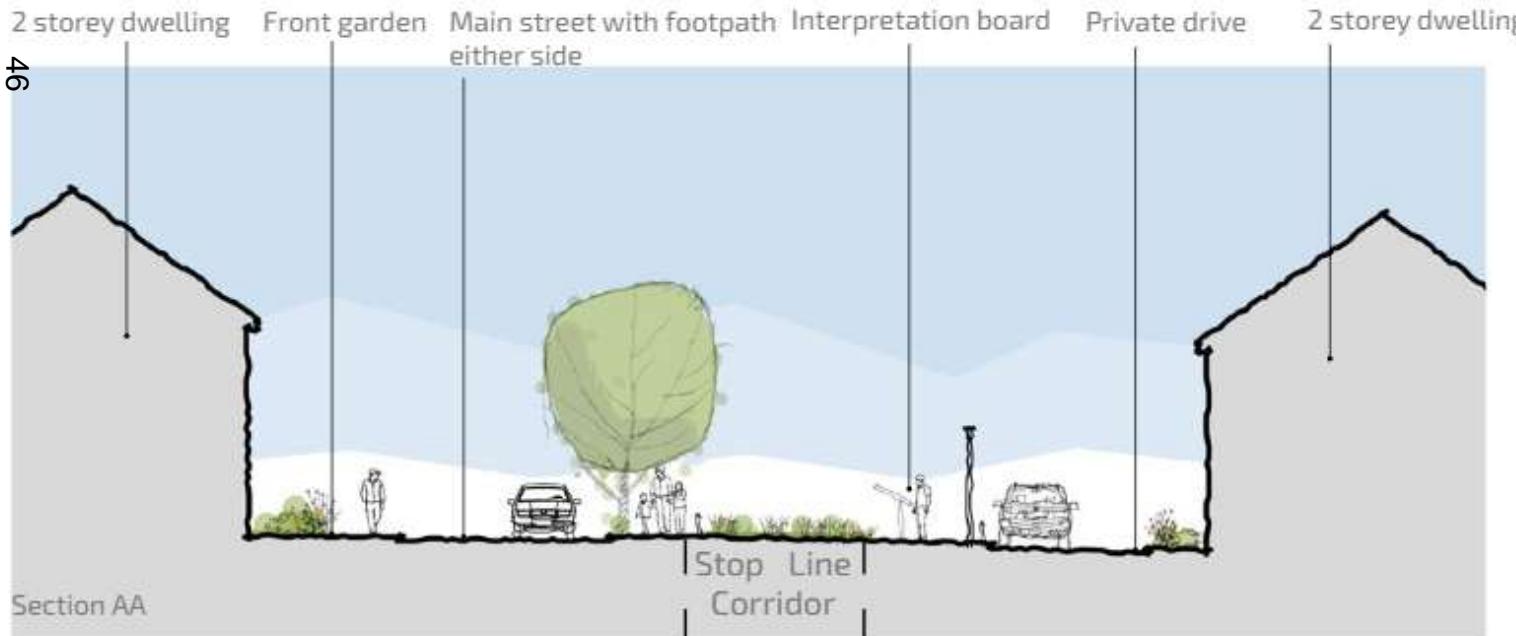


# Proposed street scenes

Precedent examples



# Proposed street scenes

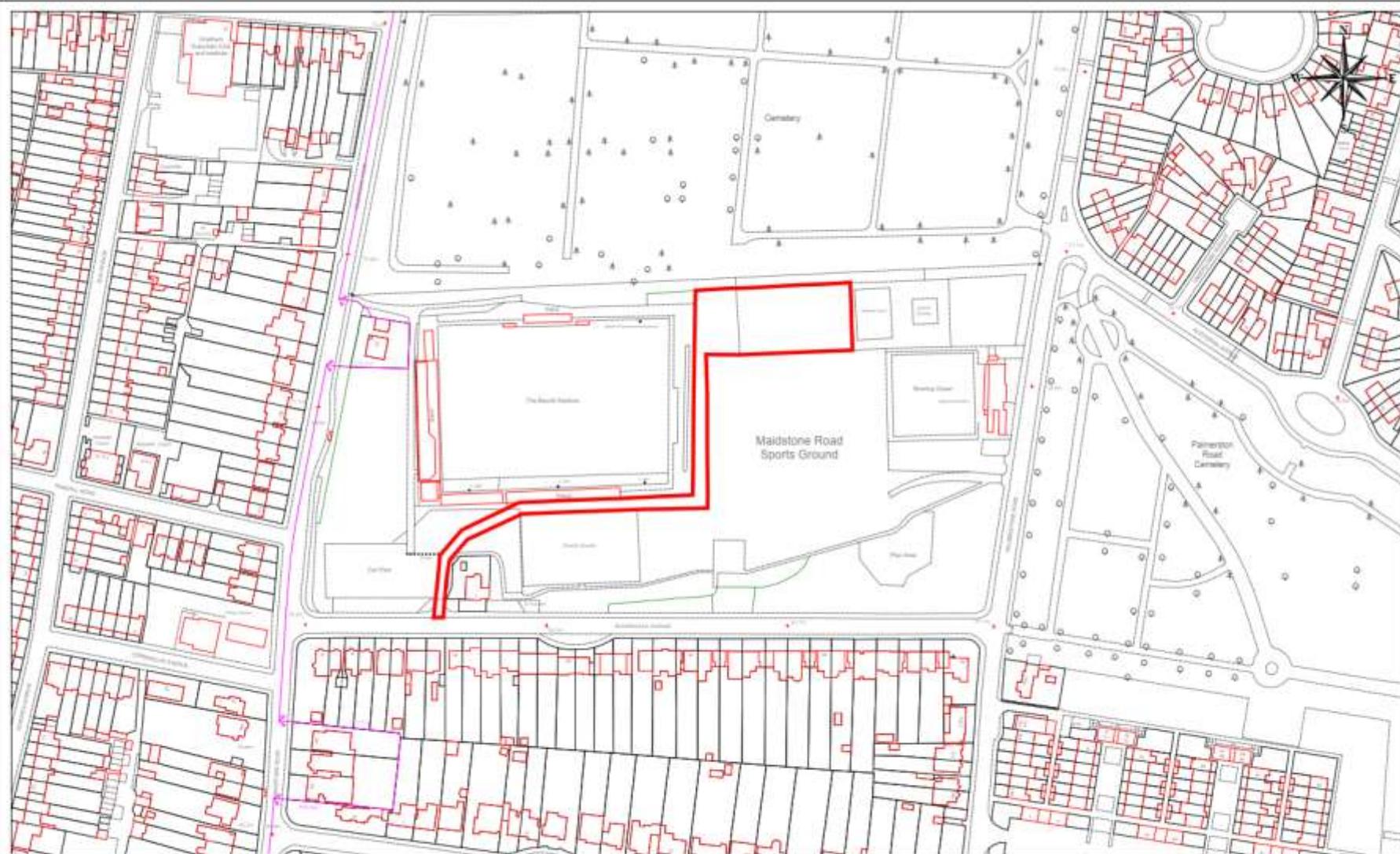


# Overview



**MC/25/2152**

**Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4  
6LR**



**MC/25/2152 - Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4 6LR**

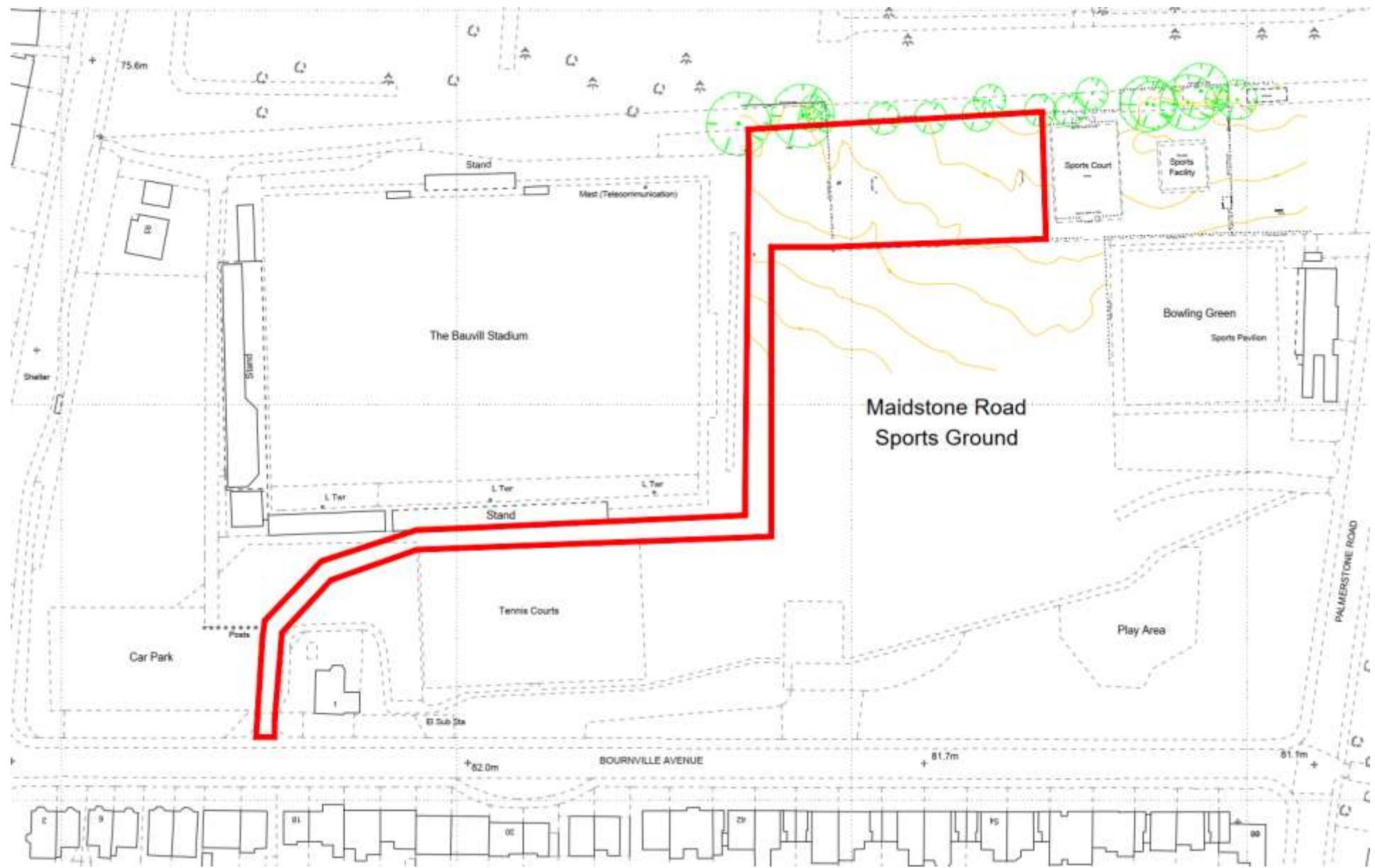
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Metres



Scale: 1:2500 19/12/25  
© Medway Council 2025

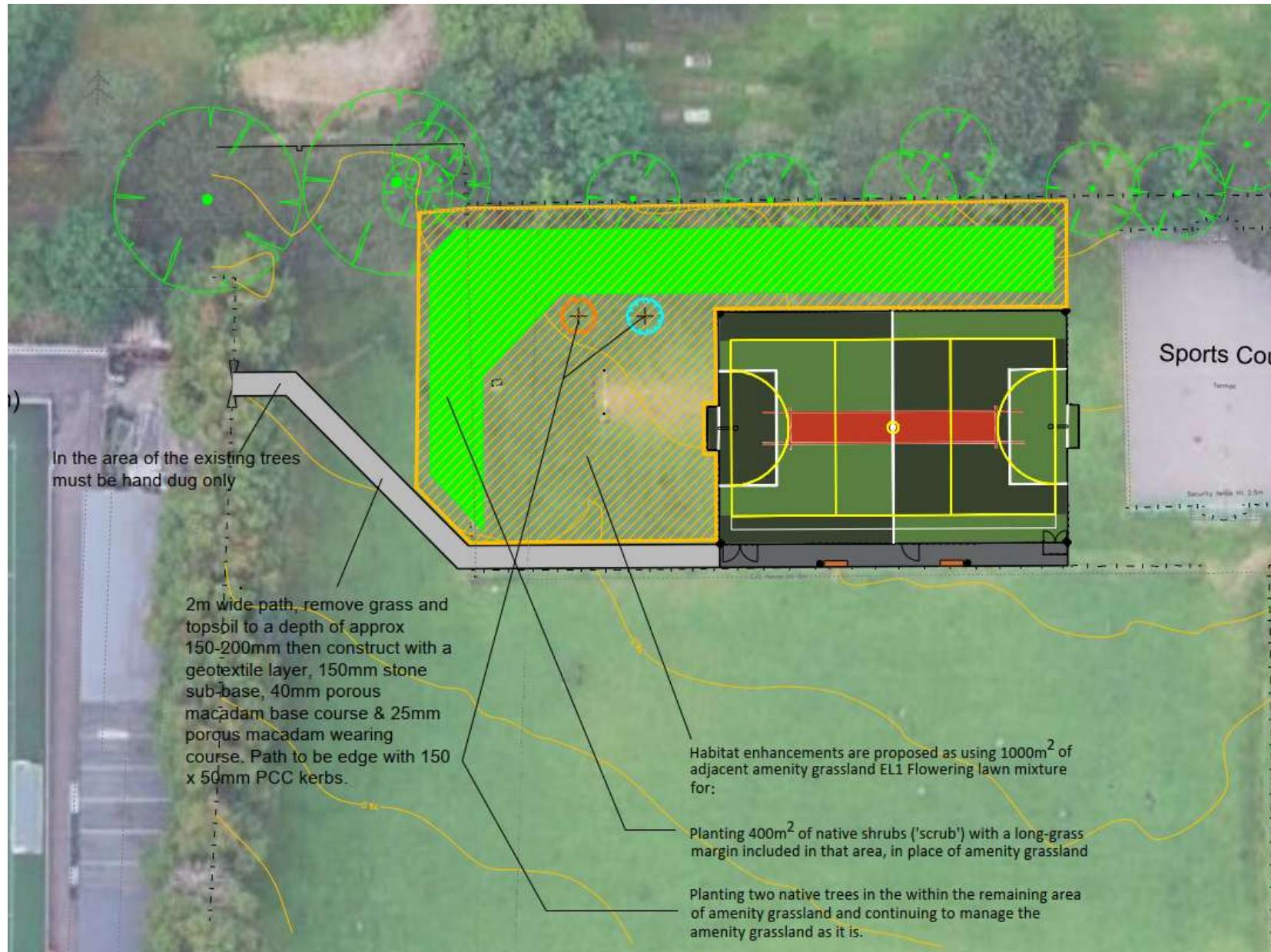
# Application site



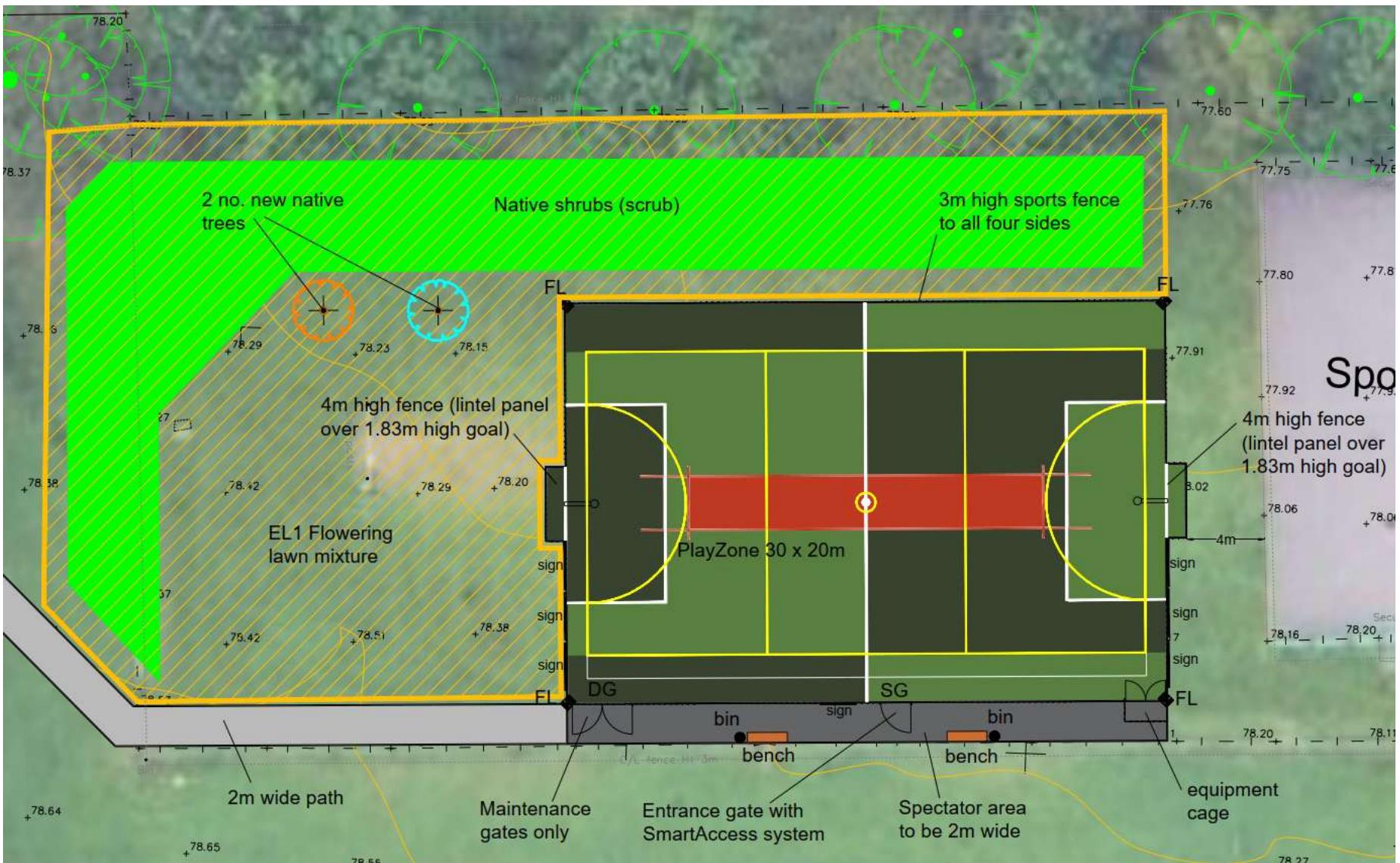
# Site location



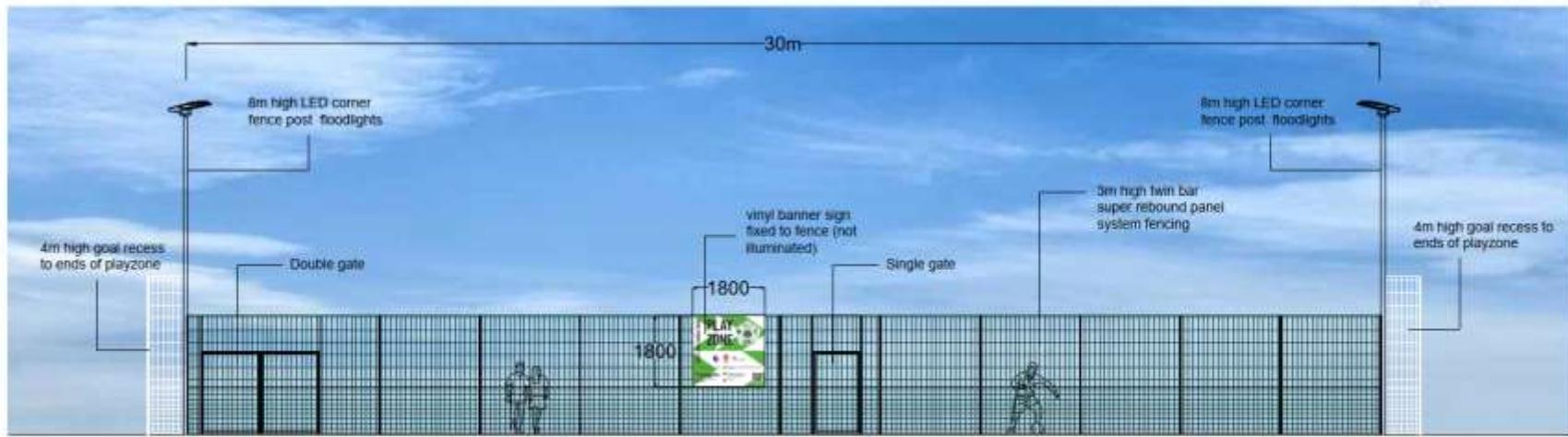
# Proposed PlayZone with path



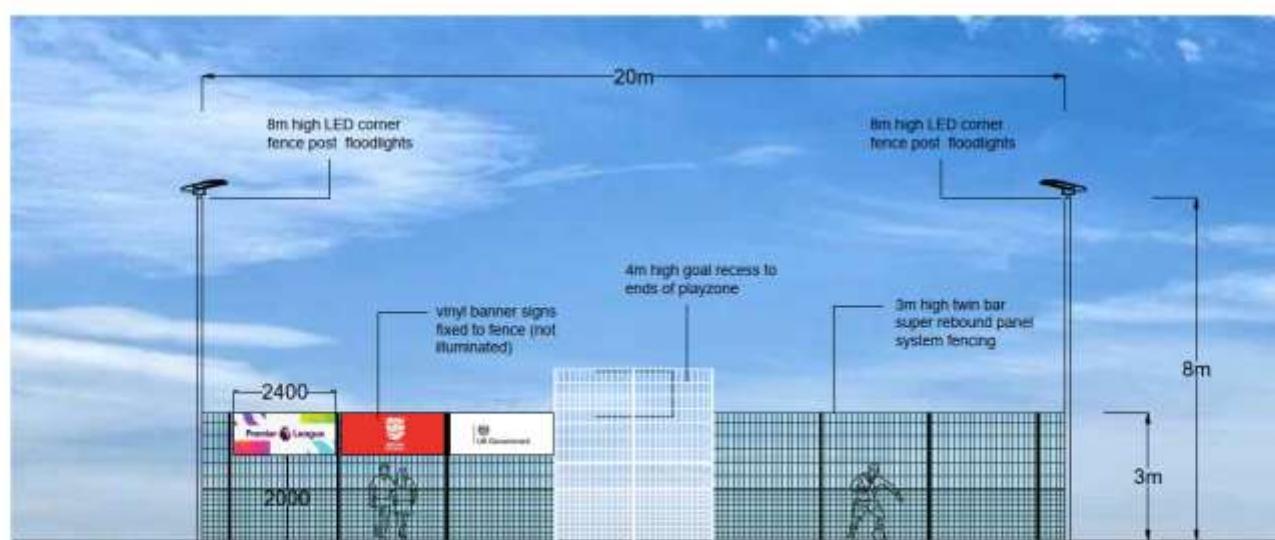
# Proposed PlayZone



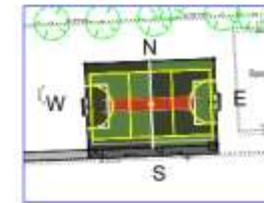
# Elevations



SIDE ELEVATION - S



END ELEVATION - E



Site plan

CHATHAM TOWN FC  
ME4 6LR

PLAYZONE

ELEVATIONS S. & E.

**McARDLE**  
SPORTS TEC

Scale 1:50  
20-10-25  
Page 1/60  
91

# Examples



## The site



## Views across/from the site



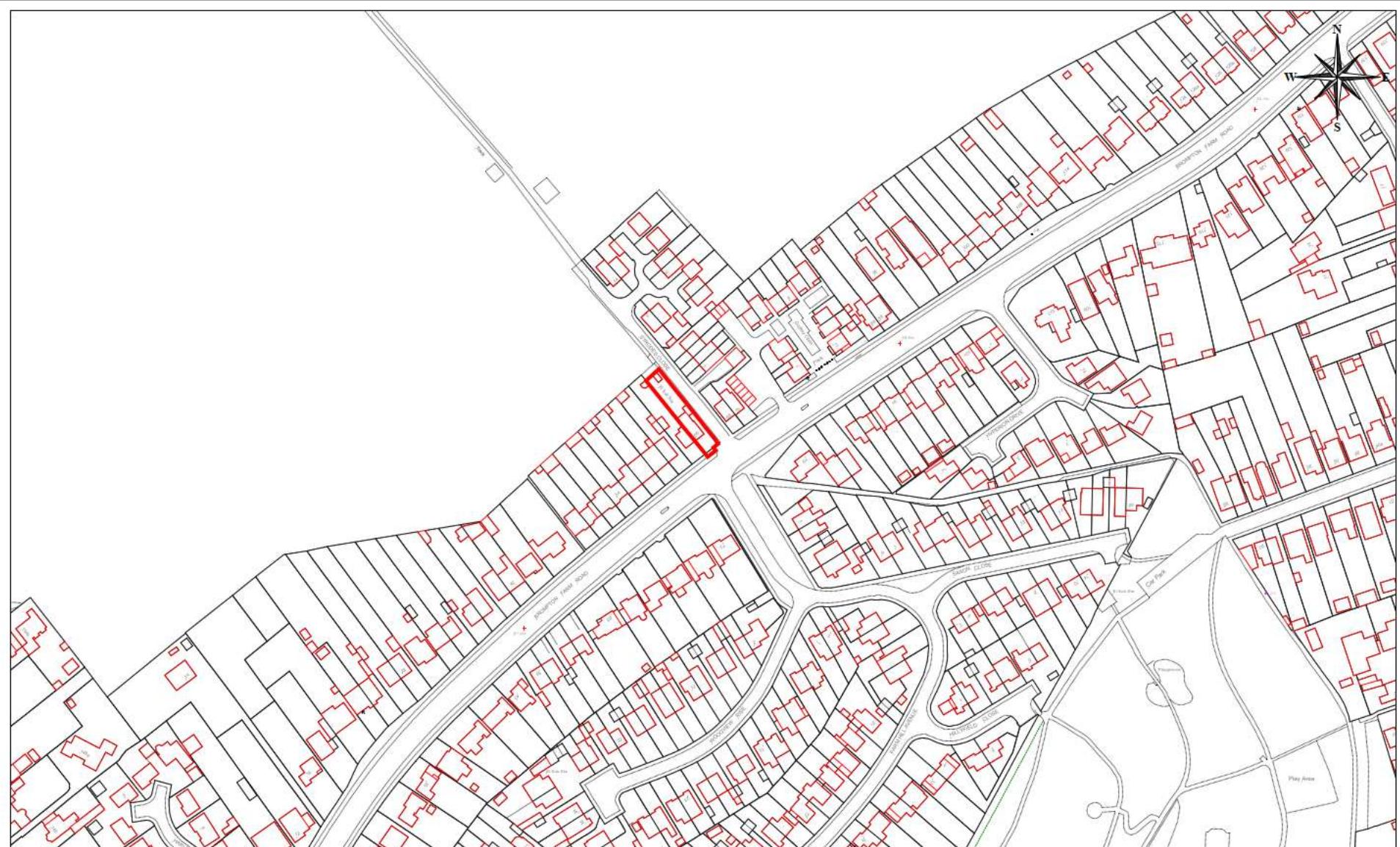


## Views from Bournville Avenue

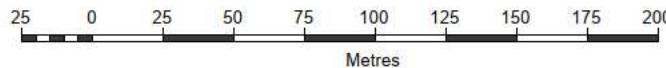


# MC/25/0810

66 Brompton Farm Road, Strood, Rochester, ME2 3QY



**MC/25/0810 - 66 Brompton Farm Road, Strood, Rochester, ME2 3QY**



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# Site Photographs

## (Front)



# Site Photographs

## (Rear)



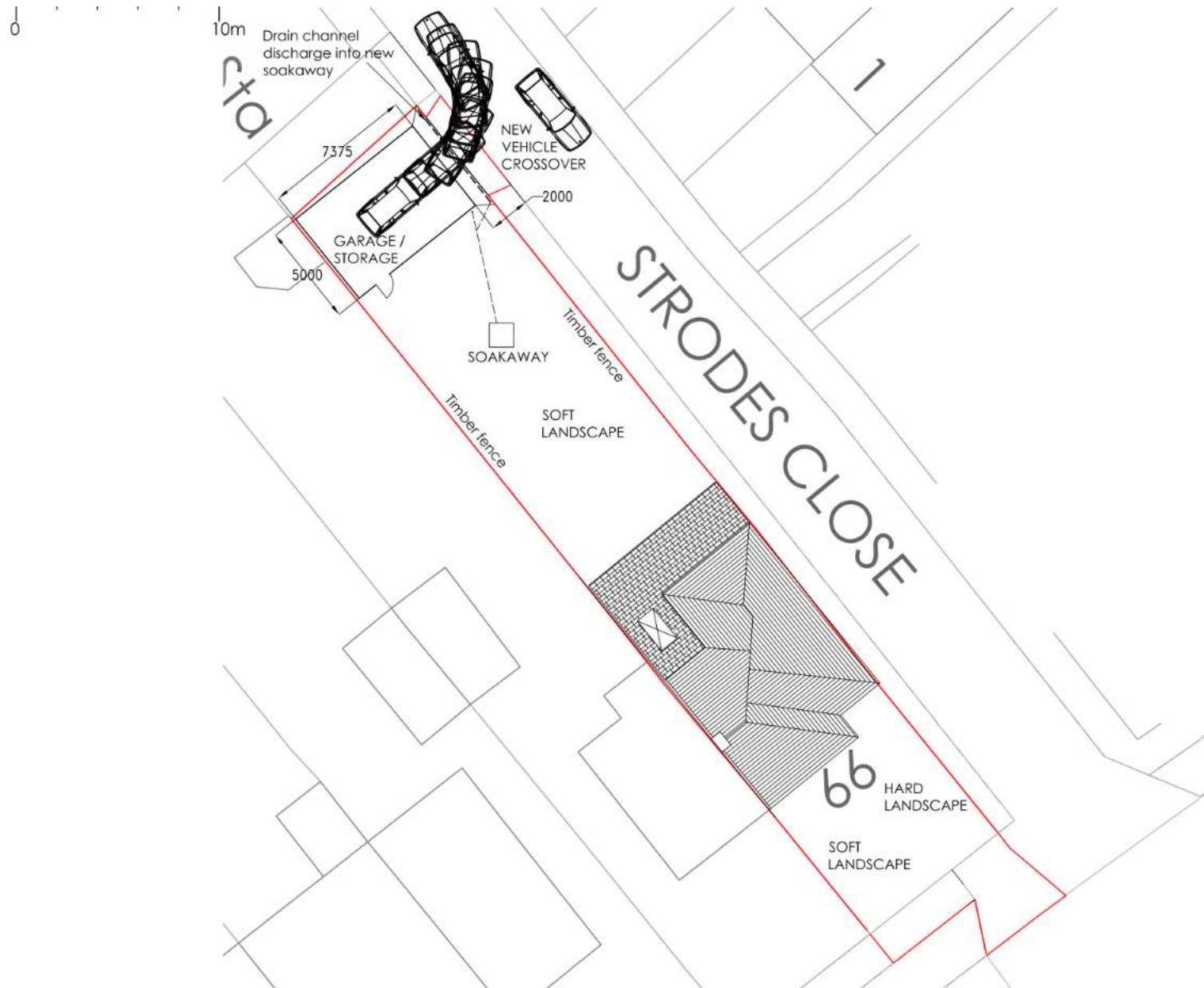
# Site Photographs

## (Outbuilding)

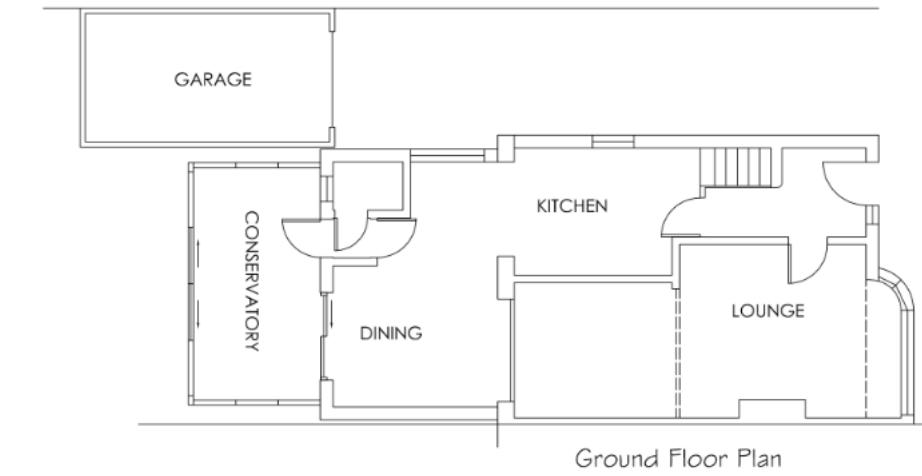


# Site Photographs (Strodes Close)

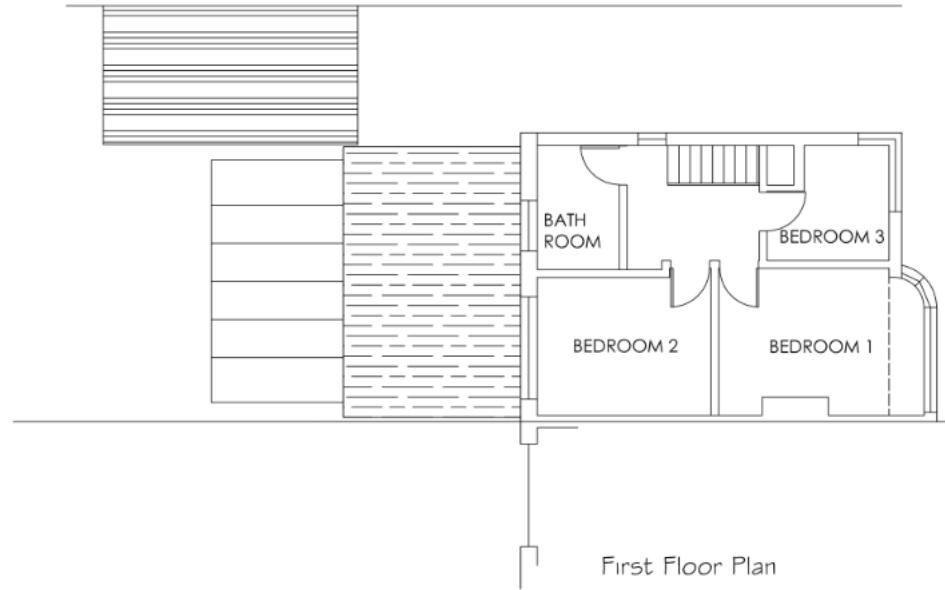




Proposed Block Plan

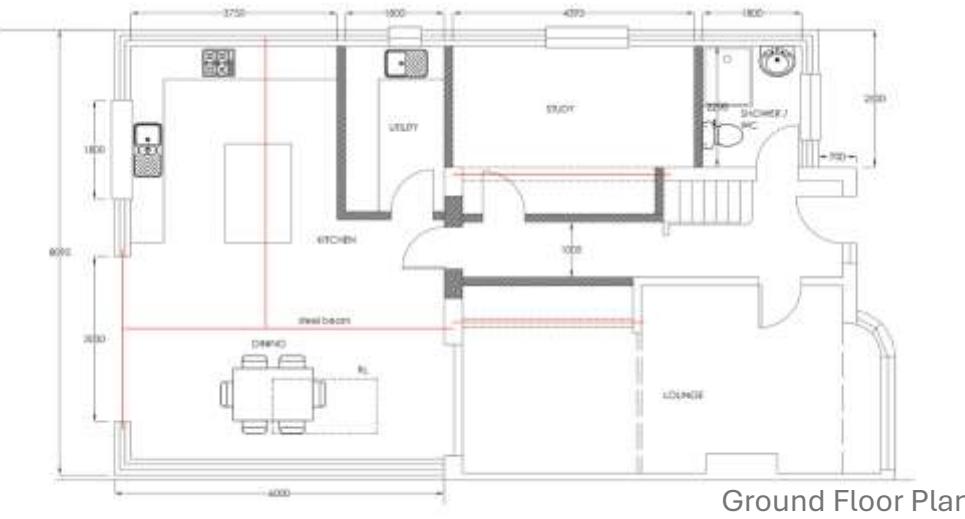


Ground Floor Plan

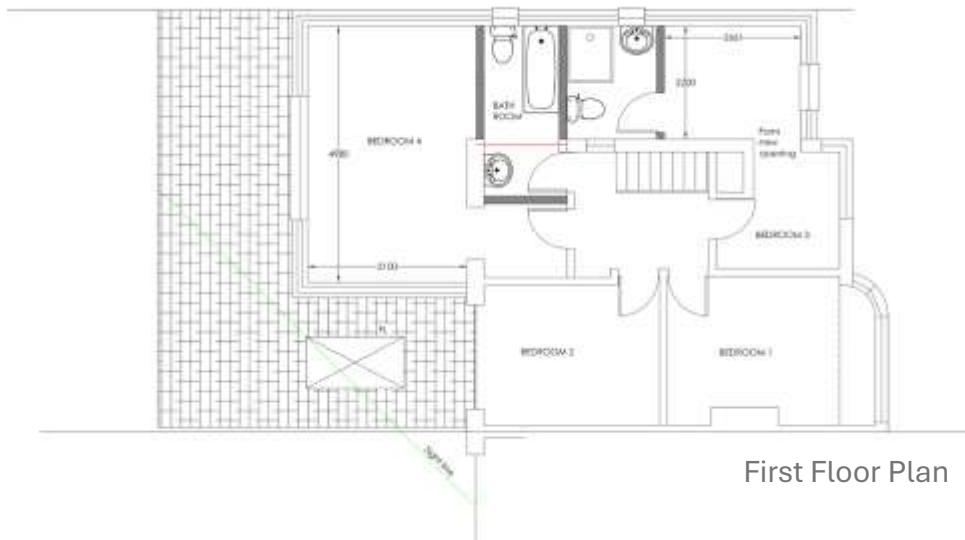


First Floor Plan

## Existing Floor Plans

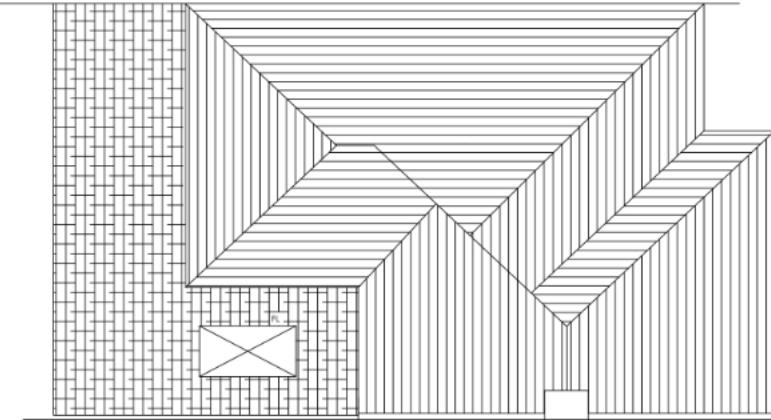


Ground Floor Plan

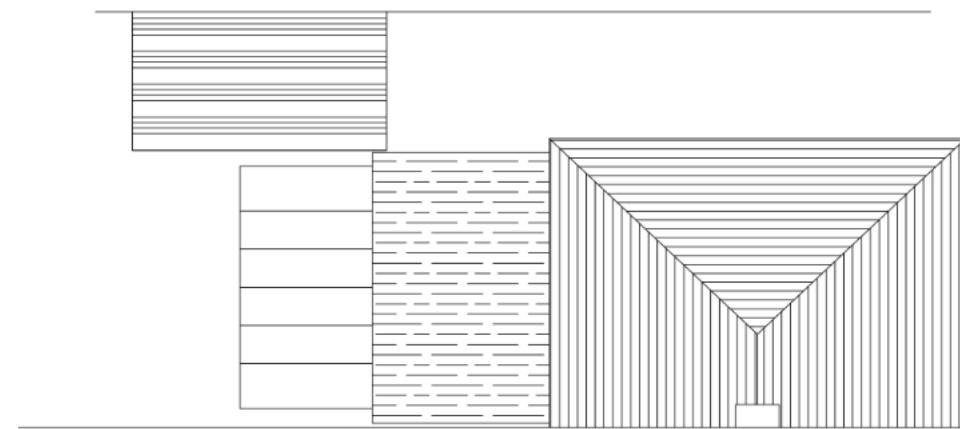


First Floor Plan

## Proposed Floor Plans

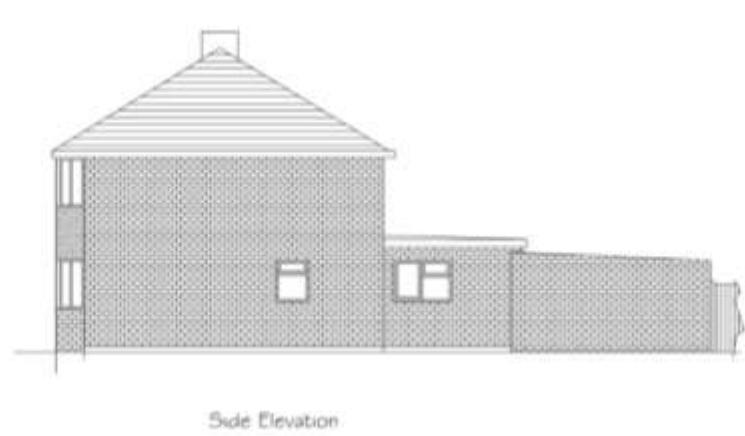


Proposed Roof Plan

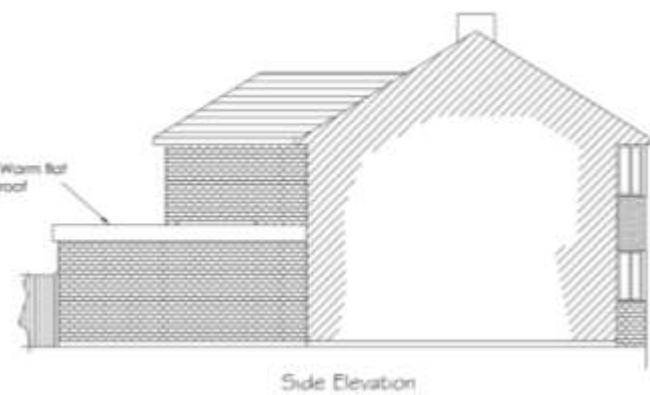


Existing Roof Plan

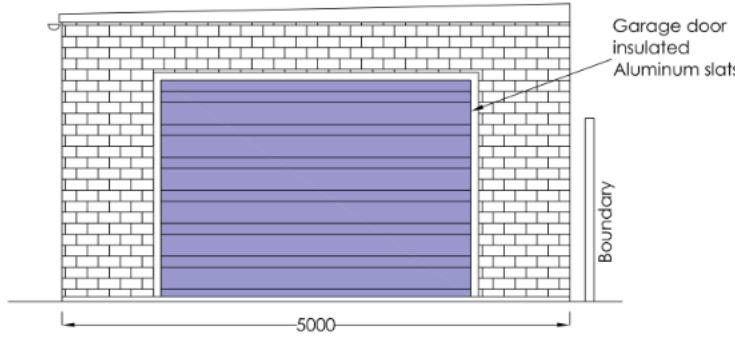
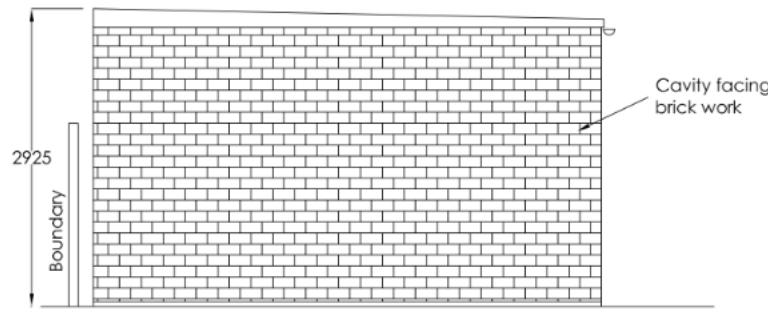
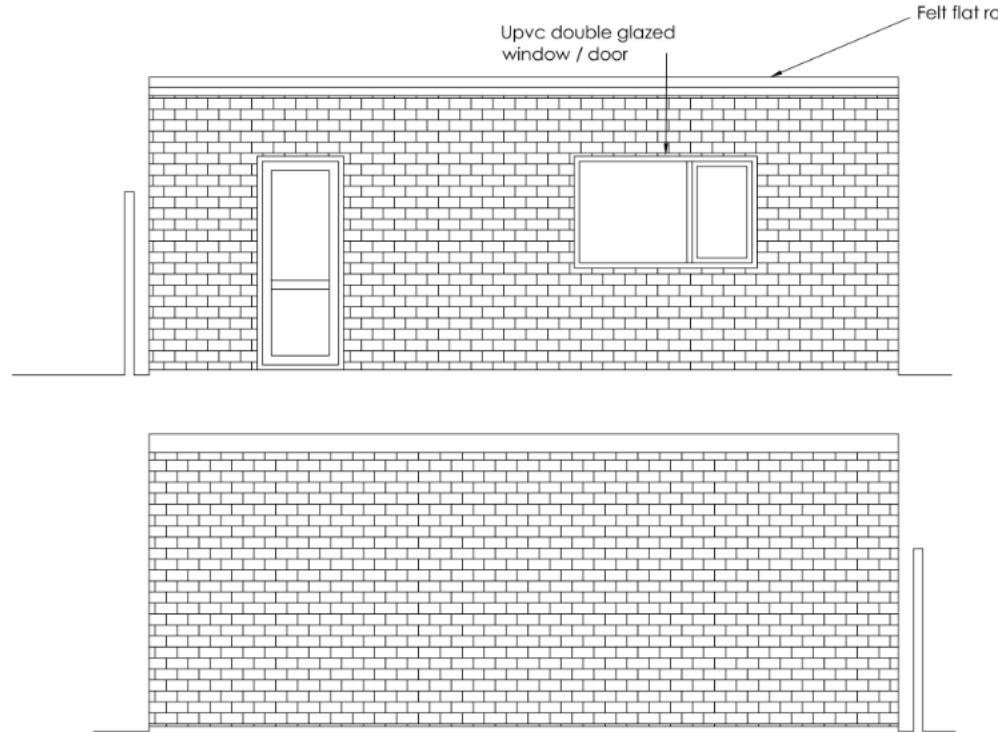
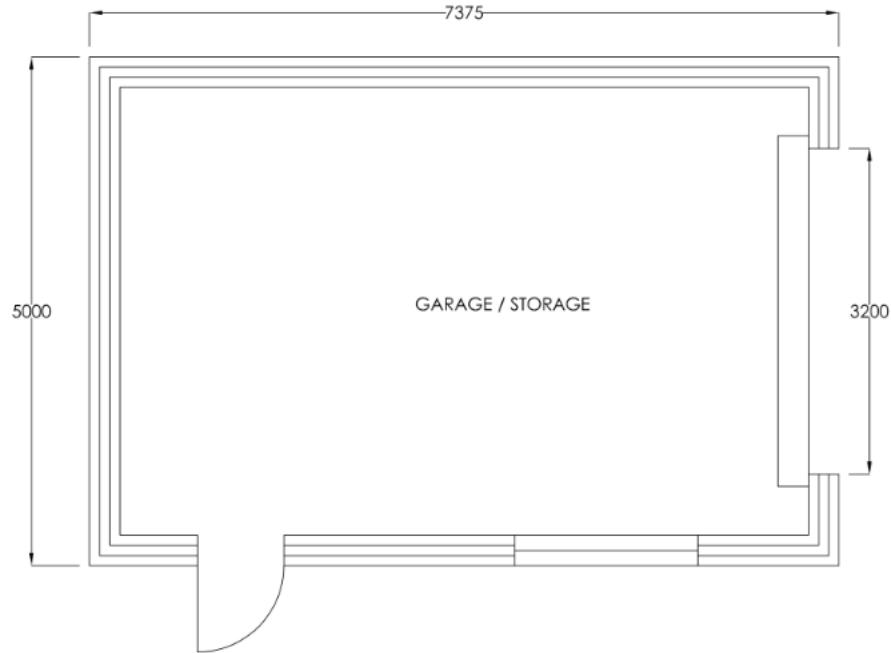
## Existing and Proposed Roof Plan



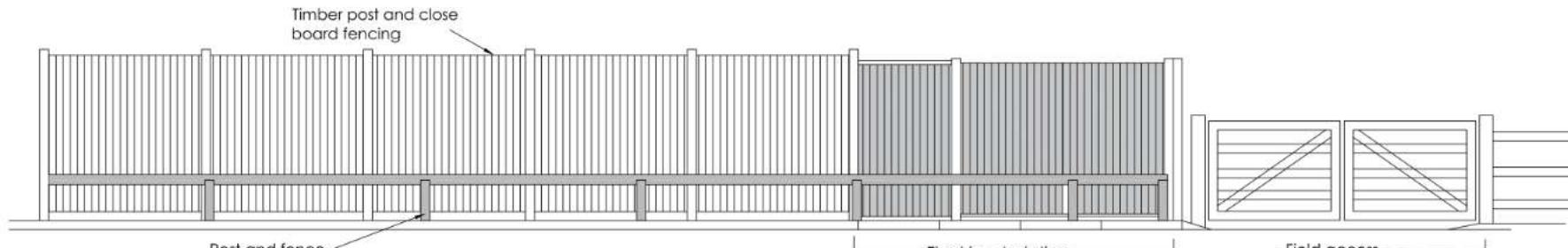
## Existing Elevations



## Proposed Elevations



## Proposed Plans and Elevations (Outbuilding)



## Proposed Elevations – Street Scene (Dropped Kerb/Outbuilding)

**MC/25/0659**

**56 Darnley Road, Strood, Rochester, ME2 2HA**



**MC/25/0659 - 56 Darnley Road, Strood, Rochester, ME2 2HA**

25 0 25 50 75 100 125 150 175 200  
Metres

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# Site Photographs

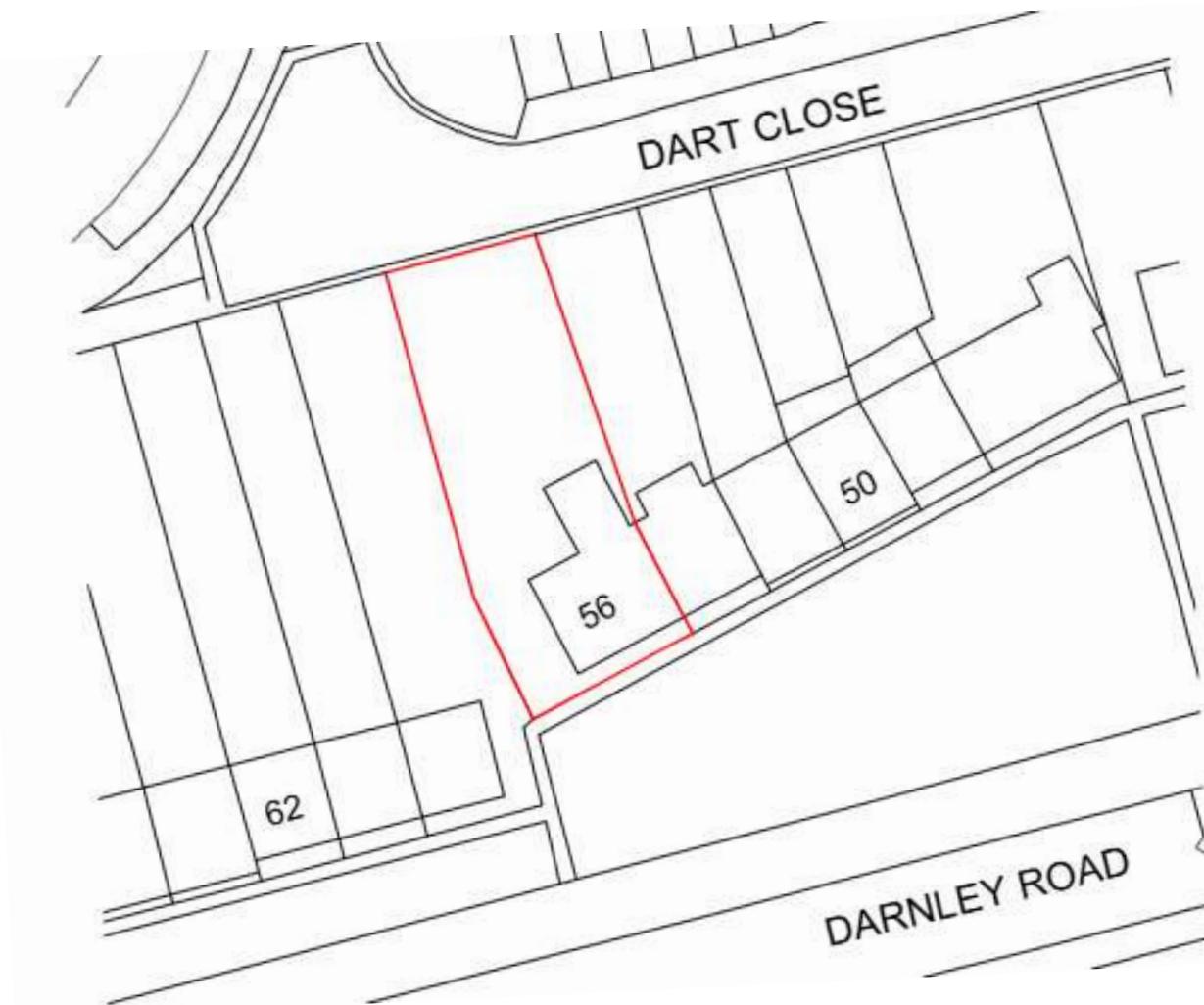
(Rear garden/Crossover)



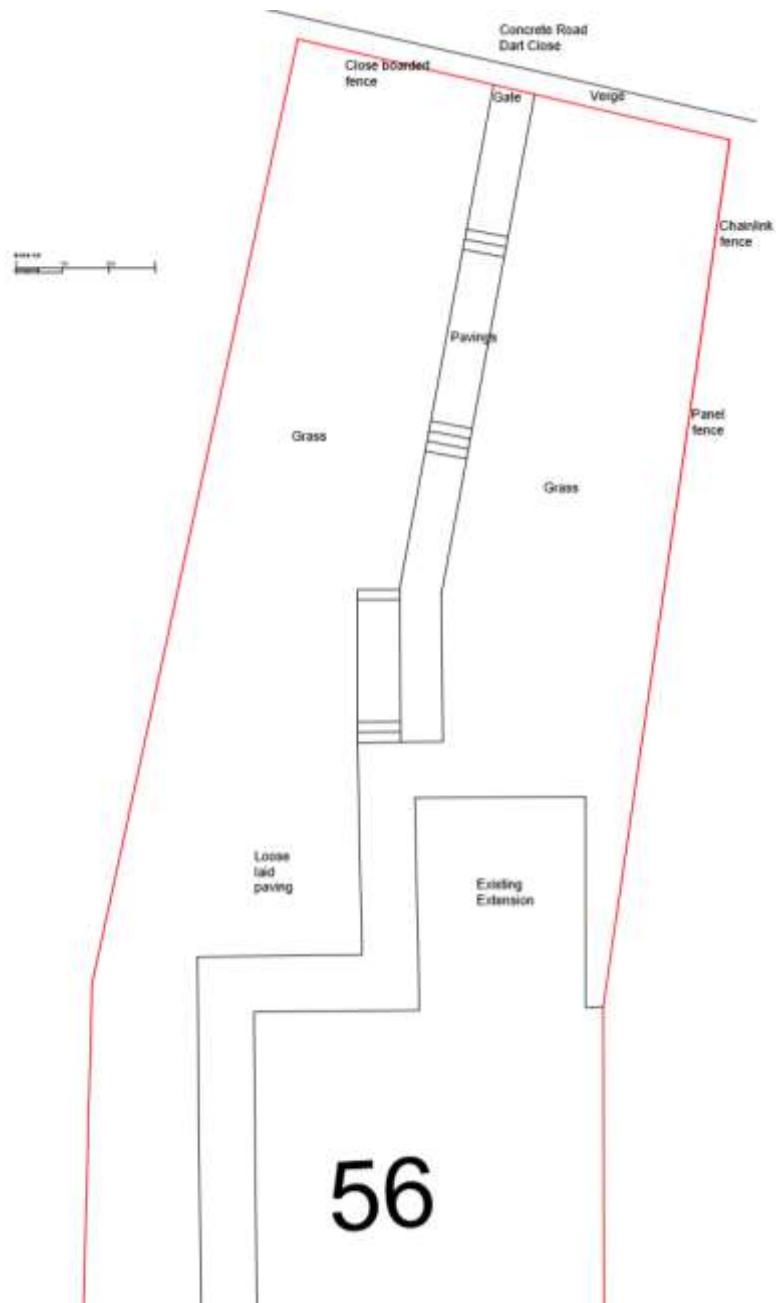
# Site Photographs

(Dart Close)

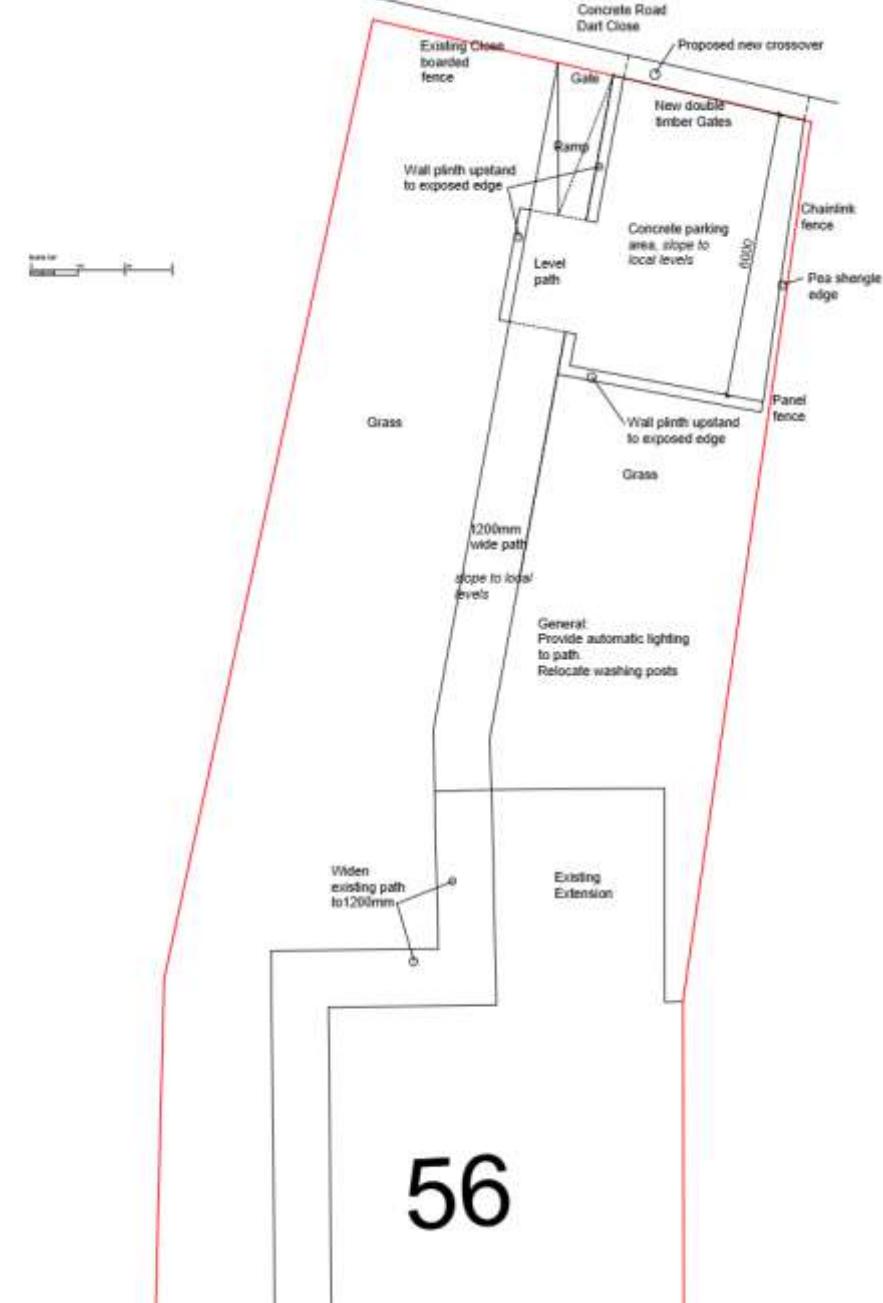




Block Plan



Existing Site Plan



Proposed Site Plan

Existing  
house  
Extension

Proposed garden section

Grass and path

Brick wall

New parking area  
6000

Close  
boarded  
fence

Concrete Road  
Dart Close

New crossover

Existing  
house  
Extension

Existing garden section

Approx path

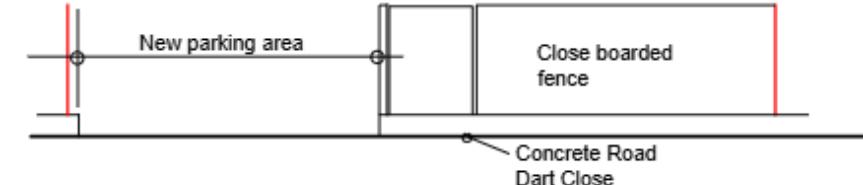
Grass

Close  
boarded  
fence

Concrete Road  
Dart Close

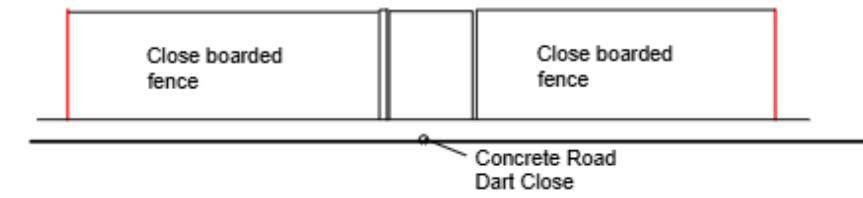
Verge

Scale bar  
0 1m 2m 3m



Proposed Elevation/section  
looking from Dart Close

Scale bar  
0 1m 2m 3m



Existing Elevation/section  
looking from Dart Close

## Existing & Proposed Sections

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